

**5, Crane Mews,  
Gould Road  
Twickenham  
TW2 6RS**



855 sq. ft (79.00 sq. m) approx.

**OFFICE BUILDING TO LET**

020 8332 7788  
Suite 1A, 1 Hill Rise, Richmond TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

Crane Mews is located just off Crane Road on Gould Road in a largely residential area behind the River Crane. The A316 is nearby giving good access to the M3 Motorway and Central London. Twickenham British Rail Station is within 1.2 Km and Strawberry Hill British Rail Station 1 Km. The Mews is within close proximity of numerous shops and restaurants and many buses serve the area.

**Description:**

Unit 5 backs onto the River Crane and consists of approximately 855 sq. ft (79 sq. m) and forms part of a regeneration of Victorian buildings providing contemporary office space over ground and first floors.

**Amenities:**

- Central Heating
- Timber Floors
- Contemporary Lighting
- CAT V Wiring
- Kitchen
- WC
- Patio
- Stunning Entrance
- Communal Area

**Terms:**

The offices are available on a new full repairing and insuring lease for a term by arrangement.

**Rental:**

Upon application

**EPC:**

D83

**Rating Assessment:**

The office has a rateable value of £15,750 per annum giving rates payable of approximately £7,859.25 per annum. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Service Charge:**

The service charge for 2022 was £2,314.97 per annum. Further details to be provided.

**Anti Money Laundering**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**Viewing:**

Through Sole Agents Michael Rogers Tel: 0208 332 7788

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