

FIRST FLOOR, 16A CROWN ROAD , ST MARGARETS, TW1 3EE

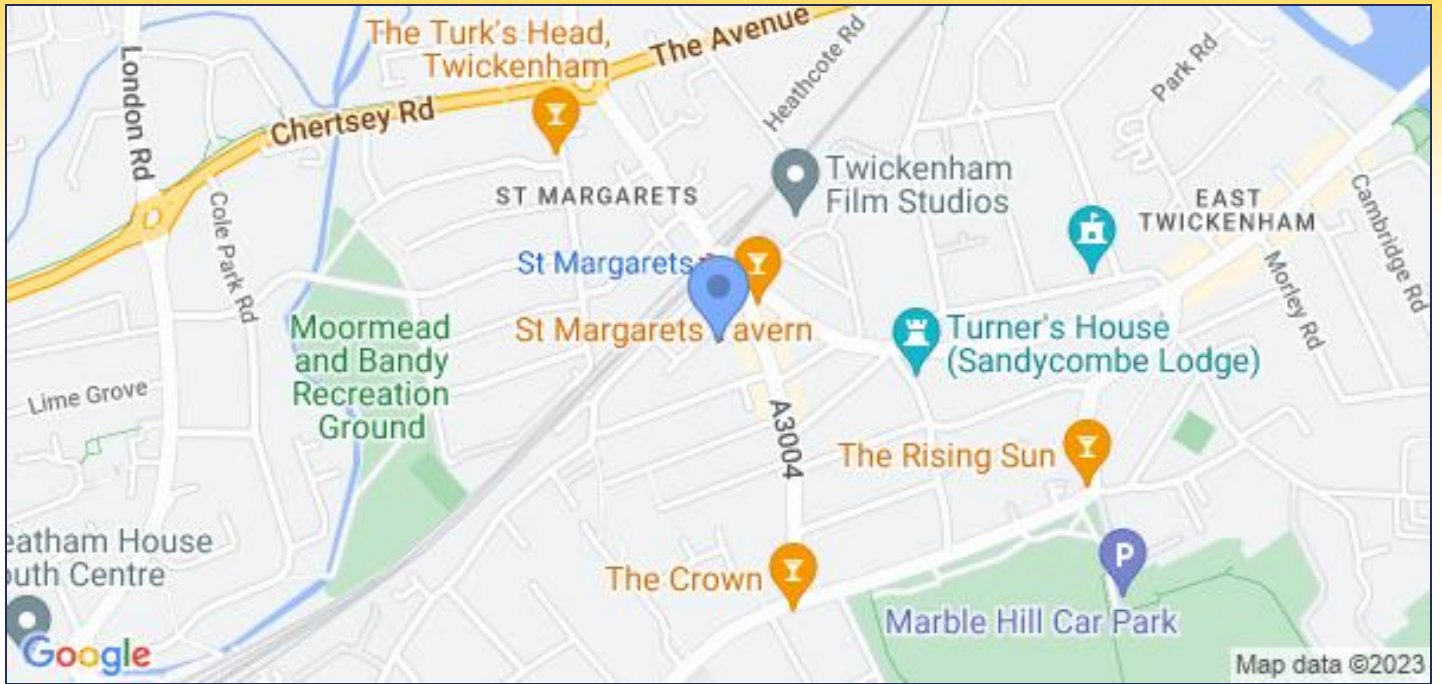


SUMMARY

- **615 sq ft (57.16 sq m)**
- **Modern Open Plan Office**
- **Quiet Location**
- **To Let**
- **Rent: £15,000 pax.**
- **Available on a new lease on terms to be agreed.**

AMENITIES

- **Air Cooling**
- **Alarm System**
- **Fully Carpeted**
- **Furnished If Required**
- **Gas Fired Central Heating**
- **New Kitchenette**



LOCATION

The property is just off Crown Road in the heart of this affluent village and within a short walk of St Margaret's Station, providing direct access to Richmond, Twickenham, Putney and London Waterloo. The premises are close to the A316, providing direct access to the M3 and the motorway network via the M25. There are excellent nearby shopping and restaurant facilities.

DESCRIPTION

This open plan office is situated on the first floor of a modern mixed development in a quiet location just off Crown Road. The accommodation has been refurbished and benefits from air cooling/heating and gas fired central heating. There is a lift and WCs on the ground floor. The premises can be let furnished if required.

ACCOMMODATION

FLOOR	SIZE
First Floor	615 sq ft (57.16 sq m)
Total	615 sq ft (57 sq m)

LEASE / TERM

Available on a new lease on terms to be agreed.

RENT

£15,000 pax.

RATES

A new Rateable Value assessment to be obtained for the suite.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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