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COMMERCIAL

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unit C, 75 SOUTH WESTERN ROAD, ST. MARGARETS, TW1 1LG.

OFFICE TO RENT IN THE HEART OF ST MARGARET'S. PRIVATE ENTRANCE LEADING TO OPEN PLAN OFFICE SPACE (42.5 M2 / 457 SQ. FT.) LET ON AN ALL-INCLUSIVE BASIS TO INCLUDE ALL OUTGOINGS. GROUND FLOOR MODERN PURPOSE-BUILT OFFICE WITH EASY ACCESS TO SHARED WC AND KITCHEN FACILITIES. ALL USES UNDER E CLASS.

A FLEXIBLE WORKING ENVIRONMENT FOR OFFICE OR CLINICAL/THERAPY USES UNDER E CLASS.



Positioned in a purpose-built estate of similar units just yards from Moor Mead Park, a short stroll leads to the high streets of St Margarets with its array of independent shops, eateries and supporting services. The mainline station (Waterloo) is nearby and by car junction the A316 runs adjacent leading to the M3 and swift access to the M25, city centre and Heathrow.

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Available on a simple sub-let. Located at the entrance to small business park on a residential side road, the office is built to modern standards providing a professional work environment benefits from gas-fired central heating. Laid out as open plan with shared facilities (one other office) the internal layout can be revisited for any use under E class including clinical/ medical and training.

Wi-fi is available to share with the current lessors who are downsizing to a single floor.

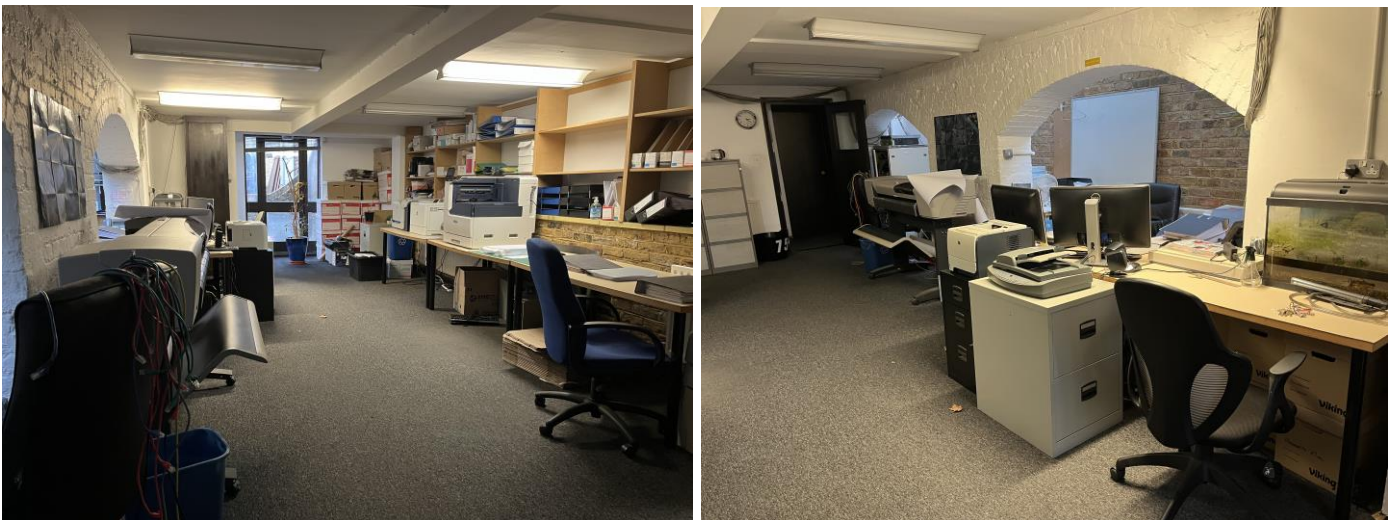
ACCOMMODATION: OPEN PLAN OFFICE SPACE (42.5 M2 / 457 Sq. Ft.)

COSTS: 18,000 per annum plus VAT to include a service charge to cover the pro-rata outgoings of the entire running costs of the premises (excluding business rates). No further bills.

TERMS : The property is available on a sublet for a term ending 04/02/2030 internal repairing only.

BUSINESS RATES: Whilst current incurring business rates of £4,400 per annum the lessor will use best endeavours to arrange for separate assessment of the ground floor which would then qualify for 100% small business rate relief.

COMMERCIAL ENERGY PERFORMANCE RATING: C



The details in these particulars are meant as a guide only and do not constitute an offer or contract and any intended tenant or purchaser should satisfy themselves as to being correct. Statements contained herein are made in good faith but without responsibility by Milestone Commercial Agency Ltd. or our clients. All figures ex-vat where applicable. Any equipment in place remains untested.

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