



RENTAL



1 LEVEL ACCESS
LOADING DOOR



4.3M EAVES RISING
TO 5.5M AT APEX



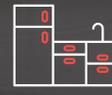
RECENTLY
REFURBISHED



WAREHOUSE
LIGHTING



GROUND & FIRST
FLOOR OFFICES



WC AND
KITCHENETTE



5 PARKING
SPACES



5 MINUTE WALK TO
ST MARGARETS
STATION

MODERN LIGHT INDUSTRIAL UNIT TO LET

3,445 SQ FT

(320.05 SQ M)

UNIT 1 St Margarets Business Centre TWICKENHAM TW1 1JN

WELL
MANAGED
ESTATE





DESCRIPTION

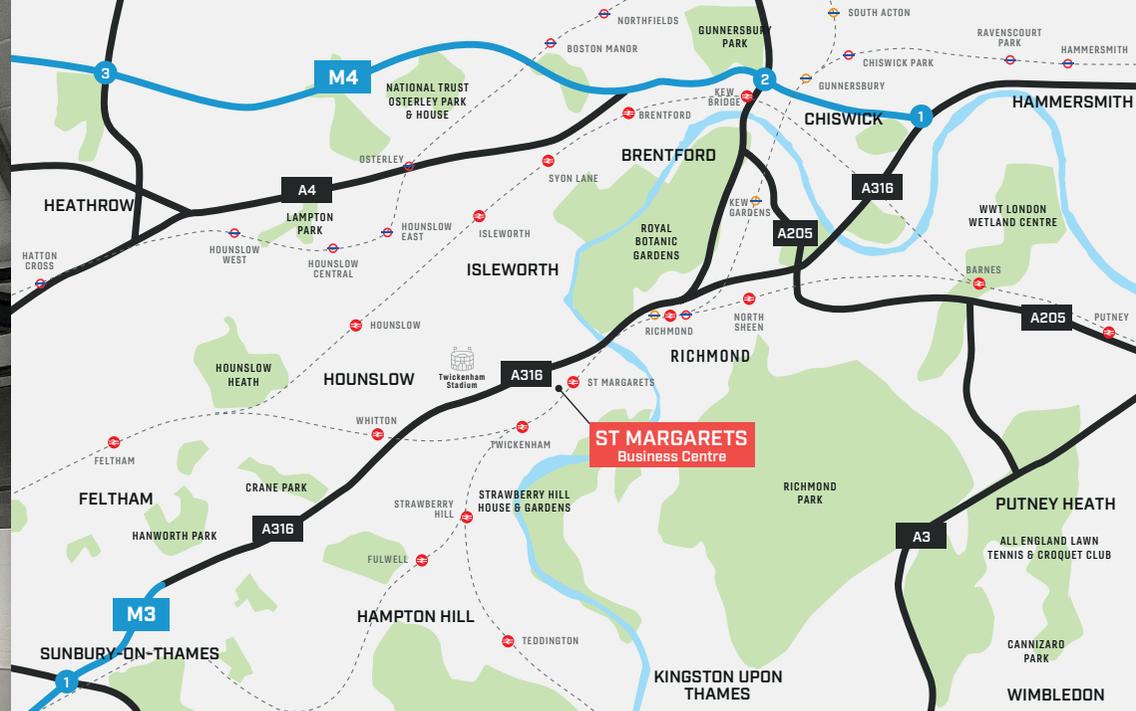
UNIT 1 is an end-terrace industrial unit of steel portal frame construction, having undergone a recent refurbishment. The estate benefits from good public transport links, local amenities and access to the M3 and Central London.

LOCATION

St Margarets Business Centre is accessed by both Moor Mead Road and Winchester Road via St Margarets Road to the East, London Road to the West and Chertsey Road to the North.

The property is located less than a mile from Twickenham town centre with excellent road connections to London and the M3 via the A316 Chertsey Road. The M3 lies 5 miles to the South West and the M4 3.5 miles to the North East.

St Margarets Train Station is adjacent to the Business Centre providing regular services to London Waterloo in 30 minutes.



ACCOMMODATION

The accommodation comprises the following gross internal areas:

	sq ft	sq m
Ground Floor Warehouse & Office	2,967	275.64
1st Floor Office	478	44.41
TOTAL GIA	3,445	320.05

PLANNING

The estate has planning consent for light industrial buildings dated September 1982. A condition of the consent restricts the hours of operation to between 8am and 6pm Monday to Friday and 8am and 1pm on Saturdays.

VIEWING & FURTHER INFORMATION

Viewings strictly by appointment via the sole joint agents:

logix
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