



## Unit 1 St Margaret's Business Centre

Twickenham, TW1 1JN

### Modern Light Industrial Unit Available Now

**3,445 sq ft**  
(320.05 sq m)

- 1 level access loading door
- 4.3m eaves, rising to 5.5m at the apex
- Recently refurbished
- Warehouse lighting
- Ground and first floor offices
- WC and kitchenette provisions
- 5 parking spaces
- Well managed estate

# Unit 1 St Margaret's Business Centre, Twickenham, TW1 1JN

## Summary

Available Size	3,445 sq ft
Rent	£86,125 per annum
Rates Payable	£19,008.75 per annum
Rateable Value	£34,250
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

## Description

The unit is an end-terrace industrial unit of steel portal frame construction, having undergone recent refurbishment.

The estate benefits from good public transport links, local amenities and access to the M3 and Central London.

## Location

St Margaret's Business Centre is accessed by both Moor Mead Road and Winchester Road via St Margaret's 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 Margaret's 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:

Name	sq ft	sq m
Ground - Warehouse & Office	2,967	275.64
1st - Office	478	44.41
<b>Total</b>	<b>3,445</b>	<b>320.05</b>

## Viewings

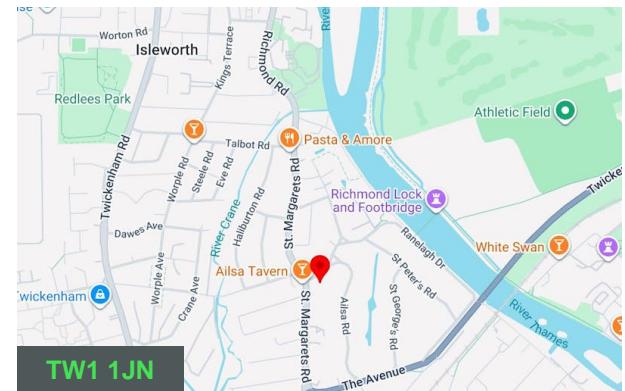
Strictly by appointment via the sole joint agents.

## Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

## 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

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