

**Ground Floor Commercial Unit, Twickenham House
159 Heath Road, Twickenham TW1 4BH**



TO LET

Approx 3,244 sq ft (301.4 sq m)

Divisible into 3 units c. 1,000 sq ft

- **Ground floor commercial unit with planning consent for:-**
 - A1 Non Food Retail**
 - A2 Financial Services**
 - B1 Office**
 - D1 Medical/Health/Museum/Exhibition**
 - D2 Leisure**
- **Prominent location**
- **New mixed use development**
- **Allocated parking**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

Twickenham is an affluent South-West London suburb on the banks of the River Thames. Twickenham House is located on the south side of Heath Road (A305) between the centre of Twickenham and Twickenham Green. Heath Road is one of the main arterial routes leading from the centre of Twickenham to the A316 and M3 Motorway. There is a Tesco Express immediately opposite the property as well as a number of cafes and restaurants and the amenities of Twickenham town centre are only a short walk away. Twickenham Railway station provides services direct into London Waterloo with a journey time of approximately 30 minutes.

Description

The property comprises a ground floor commercial unit within a new residential development. The property occupies a prominent position with a large frontage and corner return with double entrance doors from both elevations. It is possible for the property to be split into smaller units. The unit will be available in a shell condition or fitted out subject to further details upon application.



Planning

Planning consent was granted in May 2015 for a new mixed use development comprising 21 residential units on upper floors and a ground floor commercial unit.

The ground floor has planning consent for A1 (non food) A2 Financial Services, B1 Office, D1 medical/health services/museums/exhibition space and D2 Leisure use.

There some time restrictions in relation to the different uses. Full details are available on request.

Accommodation

	Sq Ft	Sq m
Ground Floor	3,244	301.4
TOTAL	3,244	301.4

The ground floor is available as a whole, alternatively it could be divided into smaller units of approximately 1,000 sq ft each.



Business Rates

Business rates will be payable directly to the local authority. Rates will need to be assessed on completion of the development.

EPC

Energy Performance Rating to be assessed on completion of the development.

Terms

Rent £90,000 per annum exclusive

Contact

For information or viewings please contact agents:-

Paul Flannery
DE SOUZA
paulf@desouza.co.uk
020 8707 3035

Or Joint agent Bonsors –
James Smith james@bonsors.com
020 8546 0022