

# TO LET

Unit 4, St Margarets Business Centre, Drummond Place, Moor Mead Road, Twickenham, TW1 1JN



Light Industrial Unit 4,821 sq ft (494.6 sq m)

## **PROPERTY FEATURES**

- · To be comprehensively refurbished
- 4.3m clear height
- Ground & first floor offices
- LED lighting to warehouse
- Dedicated car parking spaces
- · Located next door to St Margarets station

Gus Haslam

gus.haslam@knightfrank.com

**James Maskey** 

james.maskey@knightfrank.com

#### 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.

St Margarets Business Centre 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.

### DESCRIPTION

A mid-terrace unit of steel portal frame construction under a steel profiled roof with fitted ground and first floor office accommodation. The warehouse benefits from a clear height of 4.3m rising to 5.74m at the apex. There is 3 phase 100 amp per phase power. New LED Lighting will be installed within the warehouse.

Loading is via a full height up and over loading door leading to a concrete loading apron and 7 dedicated car parking spaces.

Unit 4 will be comprehensively refurbished.

## **ACCOMMODATION**

Description	Areas	
	Sq Ft	Sq M
Warehouse	3,819	401.4
Ground floor offices	501	46.6
First floor offices	501	46.6
Total	4,821	494.60

All areas are approximate GIA

### RATEABLE VALUE

Unit 4 has a rateable value of £28,500 and is described as "workshop and premises".

#### **PLANNING**

The estate has planning consented for light industrial buildings dated September 1982. A condition of the consent restricts the hours of operation to between 08.00 and 18.00 Monday to Friday and 08.00 and 13.00 on Saturdays.

#### **TERMS**

The property is available by way of a new FRI lease on terms to be agreed.

Quoting rent on application.

### **EPC**

EPC: E - 124



#### For further details please contact:



**GUS HASLAM** 

020 7861 5299 / 07885 596 877 Gus.Haslam@knightfrank.com

**JAMES MASKEY** 

020 7861 5257 / 07770 013 152 James.Maskey@knightfrank.com

January 2019 - subject to contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at not time they were taken. Areas, measurements and distances given are approximate only. Photo's dated 02.04.15. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number