

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

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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



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