

TO LET

Unit 3, St Margaret's Business Centre,
Drummond Place, Moor Mead Road,
Twickenham, TW1 1JN



Light Industrial Unit close to public transport
4,133 sq ft (384 sq m)

PROPERTY FEATURES

- To be comprehensively refurbished
- 4.3m clear height
- Ground & first floor offices
- LED lighting to warehouse – subject to refurbishment
- Dedicated car parking spaces
- Located next door to St Margaret's station

Gus Haslam

020 7861 5299

0788 559 6877

gus.haslam@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. Height to the warehouse is 4.3m clear rising to 5.74m at the apex. The unit benefits from ground and first floor WC's and a kitchenette. Additional offices are provided by way of a mezzanine structure. New LED Lighting to be installed within the warehouse.

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

Unit 3 will be comprehensively refurbished.

ACCOMMODATION

Description	Approx GIA	
	Sq Ft	Sq M
Warehouse	3,189	296
Ground floor offices	472	44
First floor offices	472	44
Total	4,133	384

Plus a mezzanine office area totalling 1,253 sq ft.

RATEABLE VALUE

Unit 3 has a rateable value of £24,250 and is described as "warehouse & 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-121



For further details please contact:



**Knight
Frank**

020 7629 8171

KnightFrank.co.uk

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

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