franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £9,750 Per annum + VAT **Size** 607 Square feet **Ref** #2965

Address

Address: Korus House, 6-8 Colne Road

Postcode: TW1 4JR

Town: Twickenham

Area: Middlesex

Location

Near Twickenham Green at the junction of Colne Road and Heath Road. Twickenham Mainline Station is within short walking distance, providing a regular train service to Waterloo. The nearby A316 provides convenient access to the M3, the M4 is within 4 miles, Heathrow Airport 6 miles.

Description

The office suites are available redecorated, newly carpeted throughout, and are mostly open plan benefiting from suspended ceilings, gas central heating, and 24 hour access.

The service charge is approximately £1.85 per sq ft including insurance – but excluding utilities which are charged separately.

Availability:

1st Floor – Front (East) – £9,750 per annum (£16.06 per sq ft).
1st Floor – Front (West) – £12,000 per annum (£18.26 per sq ft).

Business Rates:

1st Floor – Front (East): Rateable Value of £7,200.
1st Floor – Front (West): Rateable Value of £7,800.

General Information

Tenure:	Leasehold
Rent:	£9,750 Per annum + VAT
Rent details:	Prices from £9,750 p.a.
Legal fees:	Each party to bear their own
Rateable value:	From £6,100 p.a.
Lease details:	The office suites are available on new, flexible effective Full Repairing and Insuring leases for a term by arrangement directly from the freeholder

Features

- ✓ 24/7 access
- ✓ Close to motorway
- ✓ Close to station
- ✓ Gas fired central heating
- ✓ Kitchen facility
- ✓ Town centre location

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.


KORUS HOUSE
KORUS
HOUSE















