

COMMERCIAL PROPERTY

# 1<sup>st</sup> & 2<sup>nd</sup> FLOOR OFFICES

## TO LET

3,240 sq ft (301.04 sq m)



**31 GARFIELD ROAD, TWICKENHAM,  
TW1 3JS**

Telephone: 01932 823614 Fax: 01932 854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<b>Location:</b>	<b>Terms: (subject to contract)</b>												
The first and second floor offices are situated in Twickenham town centre fronting York Road with the access via Garfield Road. Twickenham train station is within .05 miles of the property which provides a regular train service to London.	The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954. (Part II) as amended.												
	<b>Rent:</b> Upon application.												
<b>Description:</b>	<b>Business Rates:</b>												
The premises comprises of the first and second floors of a three storey property above Pizza Express. The entrance to the offices is gained via the ground floor from Garfield Road. The premises benefit from the following facilities: fully carpeted, suspended ceilings, fluorescent strip lighting, central heating and toilets and kitchens on each floor.	<p>First Floor</p> <p>Rateable Value: £21,750 Rates Payable: £9,004.50 UBR: 41.4p in the £ (2010/2011)</p> <p>Second Floor</p> <p>Rateable Value: £20,250 Rates Payable: £8,383.50 UBR: 41.4p in the £ (2010/2011)</p>												
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>												
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> Floor Office</td> <td>1,607</td> <td>149.37</td> </tr> <tr> <td>2<sup>nd</sup> Floor Office</td> <td>1,633</td> <td>151.67</td> </tr> <tr> <td><b>Total</b></td> <td><b>3,240</b></td> <td><b>301.04</b></td> </tr> </tbody> </table>		sq ft	sq m	1 <sup>st</sup> Floor Office	1,607	149.37	2 <sup>nd</sup> Floor Office	1,633	151.67	<b>Total</b>	<b>3,240</b>	<b>301.04</b>	<p>Strictly by appointment through sole agents.</p> <div data-bbox="876 1314 1410 1662" style="text-align: center;">  <p><b>CURCHOD &amp; CO</b></p> <hr/> <p><b>01932 823614</b> <a href="http://www.curchodandco.com">www.curchodandco.com</a></p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com rnewsam@curchodandco.com</p>
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<b>Legal Costs/VAT:</b>													
<p>Each party to be responsible for their own legal costs incurred in this transaction.</p> <p>VAT may be charged at the prevailing rate.</p>													

**SUBJECT TO CONTRACT**