



## **76 Crown Road**

St Margaret's, Twickenham, TW1 3EU

**Modern office building with  
33 on-site car parking  
spaces, that may be suitable  
for medical or educational  
uses, (subject to planning).**

**1,741 to 14,353 sq ft**  
(161.74 to 1,333.44 sq m)

- Air conditioning
- Fully raised access floor
- Passenger lift
- Suspended ceiling
- Male, female and disabled WC's on each floor
- Kitchenettes on each floor
- Showers
- Car parking

# 76 Crown Road, St Margaret's, Twickenham, TW1 3EU

## Summary

Available Size	1,741 to 14,353 sq ft
Rent	Rent on application
Rates Payable	£12.95 per sq ft
Rateable Value	£335,000
Service Charge	N/A
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

## Description

A self-contained modern office suite arranged over four floors.

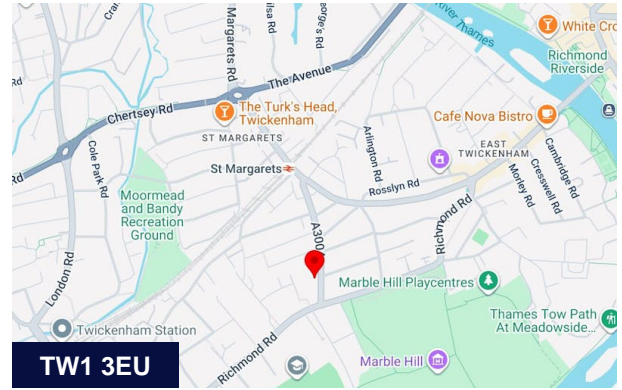
## Location

A prominent, stand alone, purpose built building, located four minutes from St Margarets Railway station and a short distance to the Chertsey Road (A316). Twickenham is an affluent South West London Borough offering a mix of amenities including major high street retailers, leisure facilities, restaurants and bars.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	4,320	401.34	Available
1st - Office	4,450	413.42	Available
2nd - Office	3,842	356.93	Available
3rd - Office	1,741	161.74	Available
<b>Total</b>	<b>14,353</b>	<b>1,333.43</b>	

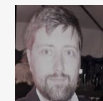


## Viewing & Further Information



### David Keates

020 8940 2266 | 07879 965 525  
D.Keates@martincampbell.co.uk



### Richard Farndale

020 8940 2266 | 077 8936 5304  
r.farndale@martincampbell.co.uk



