

LEWIS ELLIS

ST. MARGARETS BUSINESS CENTRE TWICKENHAM

DRUMMOND PLACE, MOOR MEAD ROAD, TW1 1JN



SKY STUDIOS

BRENTFORD



ST MARGARETS STATION

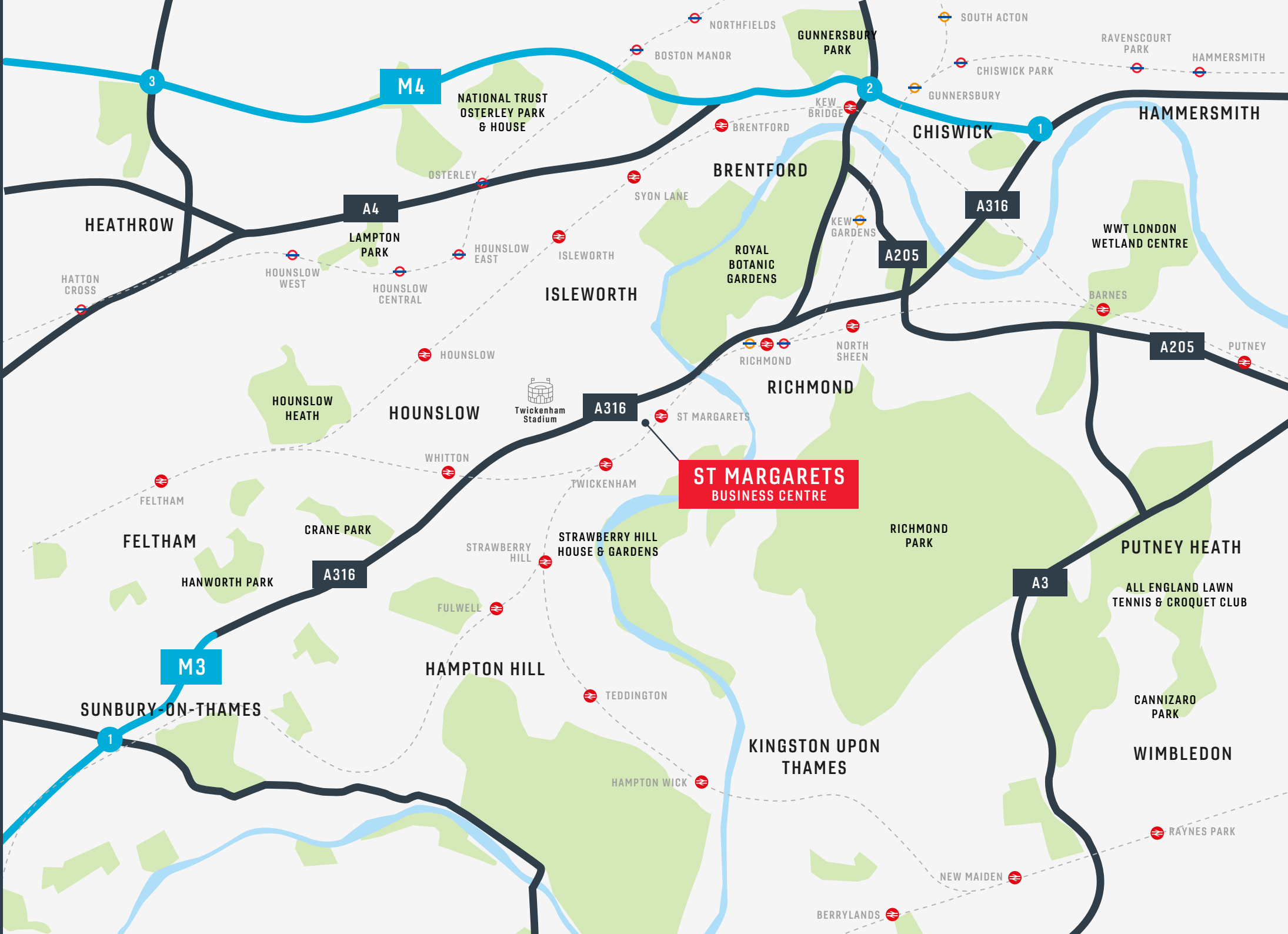
RICHMOND

TO M4

TO CENTRAL LONDON

A316 CHERTSEY ROAD

A3004 ST MARGARETS ROAD



**ST MARGARETS
BUSINESS CENTRE**

M4

M3

A4

A316

A316

A205

A316

A205

A3

HEATHROW

SUNBURY-ON-THAMES

**NATIONAL TRUST
OSTERLEY PARK
& HOUSE**

BRENTFORD

CHISWICK

HAMMERSMITH

ISLEWORTH

RICHMOND

FELTHAM

HOUNSLOW

**STRAWBERRY HILL
HOUSE & GARDENS**

**RICHMOND
PARK**

PUTNEY HEATH

HAMPTON HILL

**KINGSTON UPON
THAMES**

WIMBLEDON



Twickenham Stadium

**WWT LONDON
WETLAND CENTRE**

**ALL ENGLAND LAWN
TENNIS & CROQUET CLUB**

ST MARGARETS

RAYNES PARK

NEW MAIDEN

BERRYLANDS

HAMPTON WICK

TEDDINGTON

FULWELL

HANWORTH PARK

CRANE PARK

FELTHAM

WHITTON

TWICKENHAM

RICHMOND

NORTH SHEEN

HOUNSLOW

HOUNSLOW EAST

HOUNSLOW CENTRAL

HOUNSLOW WEST

LAMPTON PARK

OSTERLEY

SYON LANE

BRENTFORD

KEW BRIDGE

GUNNERSBURY

RAVENSCOURT PARK

HAMMERSMITH

SOUTH ACTON

GUNNERSBURY PARK

NORTHFIELDS

BOSTON MANOR

MOOR MEAD ROAD

GODSTONE ROAD

POWERHOUSE
DESIGN & ENGINEERING LTD

BURBECK

tacklebag
TEAMWORK

caffè MOKARABIA
Milano 1951

skinade

AOC
Archaeology Group



ST MARGARETS STATION

DRUMMOND PLACE

+ 6.1m

Tennis Courts

MP 11.0

Melton Court



TENANCY SCHEDULE

Address	Tenant	Area Sq Ft (exc LL mezz)	Ground Floor	1st Floor Office	Landlord Mezz	Lease Start	Lease Expiry (Break)	Next Rent Review	Passing Rent £pa	Passing Rent £psf	Rental Value £pa	Rental Value £psf
Unit 1	Mokarabia Ltd	3,436	2,972	464	804	25/12/2015	31/12/2024 (Rolling Tenant)		£50,000	£14.55	£80,746	£23.50
Unit 2	Tacklebag Limited	4,109	3,644	465		13/12/2018	19/11/2026 (20/11/2024)	19/11/2022	£69,817	£16.99	£96,562	£23.50
Unit 3	Burbeck Interiors Ltd	4,097	3,653	444	1,228	29/11/2019	28/11/2029 (28/11/2024)	29/11/2024	£68,195	£16.64	£96,280	£23.50
Unit 4	Burbeck Interiors Ltd	4,787	4,321	466	1,594	04/09/2020	28/11/2029 (28/11/2024)	29/11/2024	£79,547	£16.62	£112,495	£23.50
Unit 5	Bottled Science Ltd	4,116	3,649	467	1,201	30/12/2020	29/12/2030	30/12/2025	£69,649	£16.92	£96,726	£23.50
Unit 6	Powerhouse Design & Engineering Ltd	3,945	3,416	529	554	25/12/2019	24/12/2029	25/12/2022	£72,740	£18.44	£92,708	£23.50
Unit 7	AOC Holdings Ltd	2,957	2,597	360	709	11/11/2022	10/11/2027		£69,768	£23.59	£69,768	£23.50
Total		27,447	24,252	3,195	6,090				£479,715	£17.48	£645,283	

The devaluation of the passing rent and market rents does not assume rentalisation of the landlord mezzanine areas.

All leases are contracted outside of the Landlord and Tenant Act 1954