

UNIQUE CHARACTER OFFICE BUILDING TO LET

R/O 24 THE GREEN, TWICKENHAM TW2 5AB

101.2 SQ M (1089 SQ FT) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- OPEN PLAN GROUND FLOOR
- ATTRACTIVE MEZZANINE WITH ACCESS TO SHARED ROOF TERRACE
- VAULTED CEILING
- WOODEN FLOORS
- EXPOSED BRICKWORK
- GOOD NATURAL LIGHT

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is located by Twickenham Green at the junction with Heath Road and Staines Road. Access to the property is via Knowle Road in a mews of residential and commercial properties.

Twickenham town centre is approximately half a mile providing an extensive range of retailers as well as a number of cafes, restaurants and public houses.

Twickenham mainline station is just under 1 mile with direct services to London Waterloo.

DESCRIPTION

The property comprises a self contained character building with open plan ground floor which can be divided into two offices with wooden stable doors.

To the rear of the ground floor is a fitted kitchenette and access to shared WCs and shower, one providing disabled access.

There is an open plan wooden staircase to the mezzanine level with vaulted ceiling and double doors to a decked roof terrace.

ACCOMMODATION

The property has the following approximate net internal floor areas:

	SQ. M	SQ. FT
Ground Floor	68.7	739
First Floor	32.5	350
Total	101.2	1089

Floor plans available on request.



AMENITIES

- Flexible open plan layout
- Gas central heating with feature radiators
- Wooden floors
- Wooden stable doors
- Vaulted ceiling to mezzanine
- Sky lights providing good natural light
- Shared WC and shower facilities
- Exposed brickwork
- Access to decked roof terrace (shared)

TERMS

Available on a new lease for a term by arrangement.

RENT

£35,000 per annum exclusive

BUSINESS RATES

Rateable Value: £18,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

SERVICE CHARGE

A service charge is payable which includes electricity and water, boiler servicing, buildings insurance and building maintenance.

Further details upon request.

VIEWING

Strictly by appointment through Joint Agents.

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