

# OFFICES TO LET

17.2 - 71 sq. m (185 - 764 sq. ft)

**23 LONDON ROAD, TWICKENHAM TW1 3SX**

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **REFURBISHED OFFICES**
- **ALSO SUITABLE FOR ALTERNATIVE CLASS E USES**
- **TOWN CENTRE LOCATION**
- **AVAILABLE ON A FLOOR BY FLOOR BASIS**
- **NEW LEASE ON INCLUSIVE TERMS**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 23 LONDON ROAD, TWICKENHAM TW1 3SX

## LOCATION

The property is located on London Road close to the junction with Holly Road, Twickenham. The property is prominently located in the heart of the town centre and Twickenham railway station is a short walk providing direct services to London Waterloo.

Nearby retailers include Café Nero, Stirling Ackroyd estate agents, Specsavers, Burger King, Costa Coffee and Waitrose.

The A316 Chertsey Road is approximately half a mile from the property providing access to the M3 and motorway network. A number of bus routes also serve the area with direct routes to Richmond and Kingston upon Thames.

## DESCRIPTION

The property comprises a mid terrace business premises over 4 floors with the available offices laid out on first, second and third floors providing one office on the first floor and two offices on each of the second and third floors.

The property has undergone a full refurbishment to include UPVC windows and doors, re-wiring, laminate floors (carpeting to stairs) gas central heating, new shared kitchen and WC facilities on the first floor.

## ACCOMMODATION

The offices have the following approximate net internal floor areas:-

	<b>SQ. M</b>	<b>SQ. FT</b>
First Floor	17.2	185
Second Floor	30.0	323
Third Floor	23.8	257
<b>TOTAL</b>	<b>71.0</b>	<b>765</b>

## TENURE

Available on new leases on fully inclusive basis for a term by arrangement.

## RENT

	<b>PER ANNUM</b>
First Floor	£6,500
Second Floor	£11,400
Third Floor	£9,000
<b>TOTAL</b>	<b>£26,900</b>

Rent is fully inclusive of business rates, service charge and utilities.

## ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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