

# SERVICED OFFICE SUITES TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**EPIC HOUSE, 128 FULWELL ROAD, FULWELL, TW11 0RQ**



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

**020 8977 2204**

- **FLEXIBLE OFFICE SUITES**
- **SUITES AVAILABLE FROM 133 sq. ft**
- **INCLUSIVE RENTS**
- **SITUATED IN A RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO FULWELL STATION**

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.

# EPIC HOUSE, 128 FULWELL ROAD, FULWELL, TW11 0RQ

## LOCATION

Only 15 minutes from Heathrow Airport with its scheduled flights, these offices are ideal for businesses needing good transport communications. The M3 Junction 1 is close by providing access to the M25 and motorway network.

Teddington is a popular destination for businesses who want to be close to London, yet enjoy a more relaxed lifestyle. With wide open spaces of parkland within easy walking distance, the working environment is very desirable.

Fulwell and Teddington railway stations offer quick access into London Waterloo.

## DESCRIPTION

This modern office block provides an excellent range of executive office accommodation. The offices are extremely versatile with regard to layout and are pleasantly decorated. Low voltage lights are used throughout the offices and there are high speed internet links. Security is a key feature of these offices, as each unit has colour video entry access controls.

Office 7 includes a separate sound proofed room of 132 sq. ft suitable for a recording studio.

## TENURE

The monthly licence fee is fully inclusive of heating, lighting, cleaning and the use of kitchen and male and female WC's.

## AVAILABILITY

### First Floor

- Office 3: 133 sq. ft
- Office 5: 151 sq. ft

### Ground Floor

- Office 7: 772 sq. ft (2 rooms)
- Office 8: 194 sq. ft  
(with direct access to rear garden)

## RENT

Office 3: £700 pcm  
Office 5: £800 pcm  
Office 7: £2,000 pcm  
Office 8: £900 pcm

A minimum term of 12 months is preferable, but can be flexible.

VAT is applicable.

## BUSINESS RATES

Each office is registered for business rates purposes and tenants may qualify for 100% business rates relief.

Tenants are advised to make their own enquiries with the business rates department of the London Borough of Richmond.

## ENERGY PERFORMANCE RATING

Energy Rating: D (96)

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**

020 8977 2204

[sharon@snellers.com](mailto:sharon@snellers.com)

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