

# TO LET

22.6 SQ. M (243 SQ. FT) APPROXIMATELY

122C NELSON ROAD, WHITTON, TWICKENHAM, MIDDLESEX TW2 7AY

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **FIRST FLOOR OFFICE**
- **TOWN CENTRE LOCATION**
- **¼ OF A MILE FROM WHITTON AND HOUNSLOW RAILWAY STATIONS**
- **AVAILABLE ON A NEW LEASE**

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.

# 122C NELSON ROAD, WHITTON, TW2 7AY

## LOCATION

The property is located in Nelson Road, Whitton close to the junction of Whitton High Street and Hounslow Road.

Whitton is located on the borders of Twickenham and Hounslow and in the London Borough of Richmond upon Thames approximately 12 miles south west of central London.

Whitton British Rail station is approximately ¼ of a mile providing a regular service to London Waterloo.

## DESCRIPTION

The office is located to the rear of 122 Nelson Road at first floor level and provides one open plan office with access to communal kitchen and male/female WC facilities.

## ACCOMMODATION

The office has an approximate net internal floor area of:-

22.6 sq. m (243 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£6,000 per annum

## BUSINESS RATES

2023 Rateable Value: £3,700

Tenants may qualify for 100% rates relief.

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

## ENERGY PERFORMANCE RATING

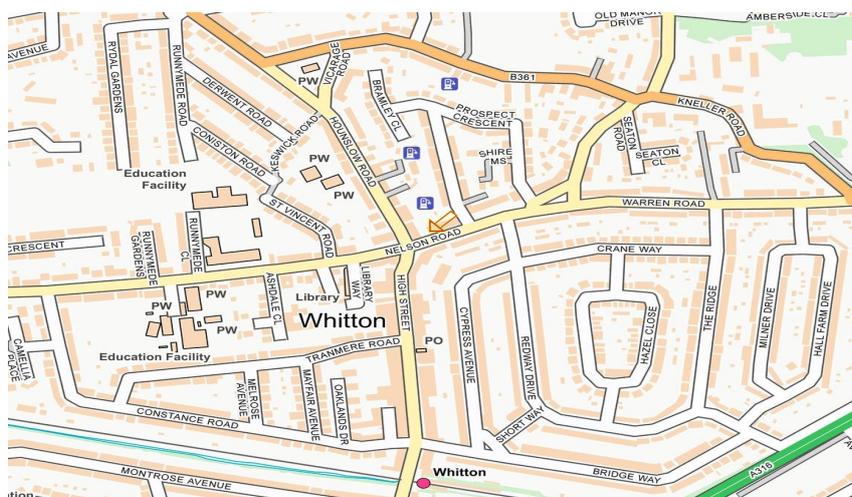
Energy Rating: E115

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
[sharon@snellers.com](mailto:sharon@snellers.com)



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

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