

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

75 - 232 sq. m (807 - 2,500 SQ. FT) APPROXIMATELY

9 BRIAR ROAD, TWICKENHAM, MIDDLESEX TW2 6RB



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **THREE STOREY OFFICE BUILDING TO LET AS A WHOLE OR ON A FLOOR BY FLOOR BASIS**
- **OPEN PLAN AND PRIVATE OFFICES**
- **A TOTAL OF 8 PARKING SPACES**
- **NEW LEASE AVAILABLE**

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.

9 BRIAR ROAD, TWICKENHAM TW1 6RB

LOCATION

The premises are located in Briar Road, which is directly off Staines Road in close proximity to Twickenham Green. There is a variety of local shops around The Green as well as pubs and restaurants.

Twickenham town centre is approximately 1 mile and Twickenham and Strawberry Hill railway stations provide services direct to London Waterloo.

The A316 is approximately 1¼ miles which leads to the M3, M25 and motorway network.

DESCRIPTION

This 3 storey office building is currently partitioned to provide a mixture of open plan and private offices plus a first floor board room. There is rear access to the private car park.

The property benefits from the following:-

- Air conditioning
- Gas central heating
- Kitchenette
- Suspended ceilings
- Raised floors with floor boxes
- DDA compliant WC on ground floor
- WC's on first and second floor landings
- 8 parking spaces

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	Sq.m	Sq.ft
Ground floor	75.1	807
First Floor	77.4	833
Second Floor	79.9	860
Total	232.4	2500

TENURE

Available as a whole or on a floor by floor basis on a new lease for a term by arrangement.

RENT

£20 psf

BUSINESS RATES

2023 Rateable Value: £51,000

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

Rates will be charged on a pro rata basis for individual floors.

ENERGY PERFORMANCE RATING

Energy Rating: C74

VIEWING

Strictly by appointment through Joint Sole Agents.

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