

TO LET

61.2 SQ. M (659 SQ. FT) approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

UNIT 2, THE BOATHOUSE, SWAN ISLAND, STRAWBERRY VALE, TWICKENHAM



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **BUSINESS UNIT PROVIDING WORKSHOP AND OFFICE**
- **ELECTRIC ROLLER SHUTTER LOADING DOOR**
- **PARKING SPACE**
- **WC AND SHOWER FACILITIES ON SITE**

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.

**UNIT 2, THE BOATHOUSE, SWAN ISLAND, STRAWBERRY VALE
TWICKENHAM TW1 4RY**

LOCATION

The property is located within a complex of predominantly industrial buildings accessed from the junction of Waldegrave Road and Cross Deep, adjacent to the riverside Radnor Gardens.

Twickenham town centre is approximately $\frac{1}{2}$ a mile away and Strawberry Hill railway station is approximately a third of a mile providing services to London Waterloo.

DESCRIPTION

The business unit is currently partitioned to provide a workshop and office area.

The office benefits from a suspended ceiling and carpeting. To the front workshop there is a loading door with electric roller shutter.

There is use of shared WC and shower facilities and one parking space on site.

ACCOMMODATION

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

61.2 sq. m (659 sq. ft)

TENURE

Available on a new lease for a 5 year term with a 3rd year upward only rent review.

There will be a mutual option to terminate the lease following 12 months of the term by giving not less than 6 months notice in writing.

RENT

£16,000 per annum

BUSINESS RATES

Business rates are charged on a pro rata basis with the charge for the current year to be confirmed from April 2026.

SERVICE CHARGE

Charges will be applied for water rates and buildings insurance - to be confirmed.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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