

# TO LET/FOR SALE

99.5 - 331.6 sq. m ( 1071 - 3570 sq. ft) approx.

**1 ILEX HOUSE, HOLLY ROAD, TWICKENHAM TW1 4HF**

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **3 STOREY MODERN OFFICE BUILDING**
- **TOWN CENTRE LOCATION**
- **AVAILABLE TO LET ON A FLOOR BY FLOOR BASIS OR ENTIRE BUILDING FOR SALE/TO LET**

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.

# 1 ILEX HOUSE, HOLLY ROAD, TW1 4HF

## LOCATION

Ilex House is situated in the heart of Twickenham town centre, approximately one third of a mile from the railway station with regular services to London Waterloo, with a fastest journey time of 24 minutes.

Twickenham is an ideal business location with the numerous retail and leisure amenities within the town centre as well as easy access to the M3 and motorway network.

## DESCRIPTION

The property is laid out over 3 floors with WC facilities on each floor. Amenities include:-

- Comfort cooling/heating
- Underfloor trunking
- Suspended ceiling/ diffused lighting
- Carpeting
- Coded door entry and alarm
- Fully fitted kitchen areas on each floor
- Disabled WC
- 2 parking spaces with the ability to park 3 cars.

## ACCOMMODATION

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

	Sq M	Sq Ft
Ground Floor	120.67	1,299
First Floor	111.47	1,200
Second Floor	99.49	1,071
<b>TOTAL</b>	<b>331.63</b>	<b>3,570</b>

## TENURE

Available to let on a floor by floor basis or as a whole by way of a new lease for a term by arrangement.

## RENT

£20 psf plus VAT

## FREEHOLD FOR SALE

Offers in the region of £1.2m

VAT is applicable

## BUSINESS RATES

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

	2017 RATEABLE VALUE
Ground Floor	£25,250
First Floor	£25,750
Second Floor	£19,500

	2023 RATEABLE VALUE
Ground Floor	£27,250
First Floor	£28,000
Second Floor	£21,500

## ENERGY PERFORMANCE RATING

Energy Rating: C67

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

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

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