

# OFFICE TO LET

407.3 SQ. M (4,384 SQ. FT) APPROX.

2ND FLOOR, ALLIED HOUSE, LONDON ROAD, TWICKENHAM TW1 3SZ

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **TOWN CENTRE OFFICE**
- **PASSENGER LIFT**
- **MAY DIVIDE INTO SMALLER SUITES**
- **3 PARKING SPACES**
- **3 MINUTES TO TWICKENHAM 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.

# ALLIED HOUSE, LONDON ROAD, TWICKENHAM TW1 3SZ

## LOCATION

Allied House is located on London Road at the junction with Holly Road, Twickenham. The property is ideally located for all the town centre facilities and Twickenham railway station is a short walk providing direct services to London Waterloo.

The A316 Chertsey Road is approximately half a mile from the property providing access to the M3 and motorway network. A number of bus routes also serve the area.

## DESCRIPTION

This open plan office is located on the second floor of this prominent modern building. The building is serviced by a passenger lift accessed from the attractive entrance lobby.

The suite is currently open plan and in a shell condition with an option for a tenants fit out to specification. Consideration may also be given to division of the floor into smaller suites.

The offices benefit from 3 designated parking spaces.

## ACCOMMODATION

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

407.3 sq. m (4,384 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

Upon application

## SERVICE CHARGE

The current service charge is approximately £3.50 psf.

## BUSINESS RATES

Rateable Value 2017: £73,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: C69

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley  
020 8977 2204  
antony@snellers.com

Sharon Bastion  
020 8977 2204  
sharon@snellers.com



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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable