

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

TWINING HOUSE, LONDON ROAD, TWICKENHAM TW1 3SZ



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **TOWN CENTRE OFFICE SUITES**
- **COMFORT COOLING**
- **EXCELLENT LOCATION IN CLOSE PROXIMITY TO TWICKENHAM RAILWAY STATION**
- **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.

TWINING HOUSE, LONDON ROAD, TW1 3SZ

LOCATION

The premises are prominently located in London Road near the junction with Arragon Road and in close proximity to Twickenham main line railway station, which is currently undergoing a full refurbishment. The station provides direct services to London Waterloo with a fast journey time of 23 minutes.

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

Twickenham town centre provides a range of retail and restaurant facilities and the River Thames is only a few minutes walk.

DESCRIPTION

The available suites are located on the first and second floors accessed from an attractive glazed entrance with glass canopy and black granite floor tiles.

The offices benefit from the following amenities:-

- Comfort cooling/heating
- Male & Female WC's on each floor
- Perimeter trunking
- UPVC double glazed windows
- Suspended ceiling
- Video entry phone
- Alarm

ACCOMMODATION

Approximate net internal floor areas:-

First Floor Suite 2	121.0 sq. m	1304 sq. ft
Second Floor Suite 4	152.5 sq. m	1641 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

Suite 2: £25,500 per annum exclusive

Suite 4: £32,000 per annum exclusive

BUSINESS RATES

2017 Rateable Value

First Floor: £21,000

Second Floor: £23,500

2023 Rateable Value

First Floor: £21,000

Second Floor: £23,500

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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