

FREEHOLD OFFICE

# FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**3 ORIEL COURT, 106 THE GREEN, TWICKENHAM, TW2 5AG**  
GIA: 124.41 SQ. M (1,325 SQ. FT)



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

**020 8977 2204**

- **SELF CONTAINED FREEHOLD OFFICE**
- **THREE PARKING SPACES PLUS VISITOR BAYS**
- **ATTRACTIVE LOCATION NEXT TO THE GREEN**
- **COMFORT COOLING**
- **FRONT AND REAR ACCESS**

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.

# 3 ORIEL COURT, 106 THE GREEN, TWICKENHAM, TW2 5AG



## LOCATION

The property is situated within a business park setting, just off the north side of Twickenham Green. The property is approximately half a mile to the north of Strawberry Hill railway station which provides regular services to London Waterloo. The property is close to a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

## DESCRIPTION

The property comprises a two storey mid terraced office building with entrances to the front and rear. The ground floor has been partitioned to provide three separate rooms but the partitions could be removed to create a fully open plan space. There are also disabled / male and female WC's and a fitted kitchenette. The first floor provides mostly open plan office accommodation with two partitioned offices to the rear. Externally the property has 3 designated parking spaces along with access to 5 shared visitor parking spaces.

## AMENITIES

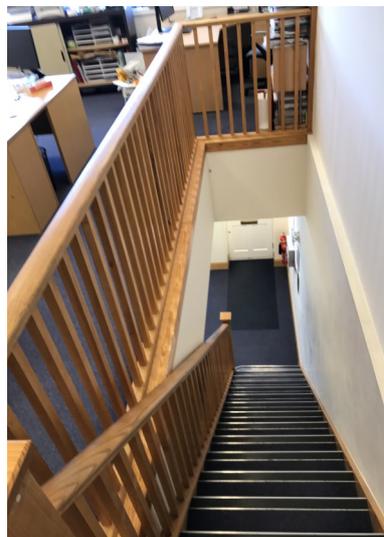
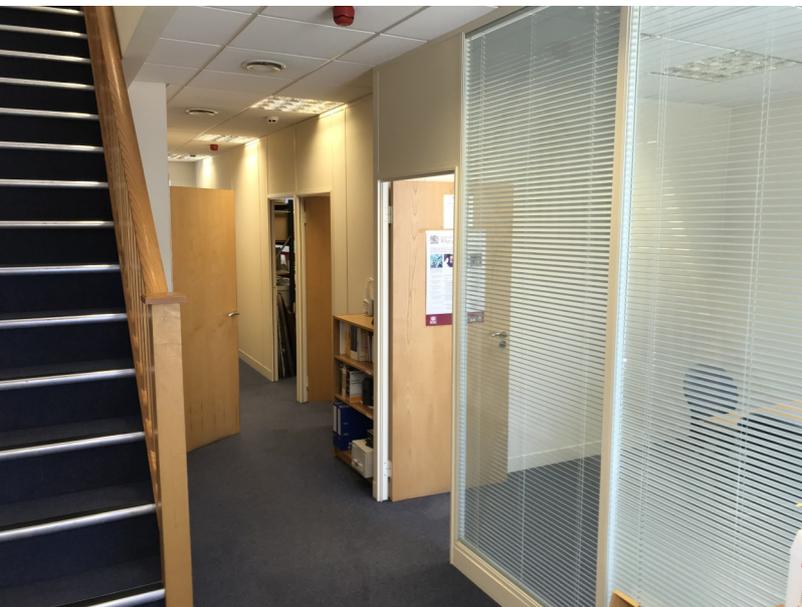
- Comfort cooling
- Suspended ceilings
- Fully carpeted
- Kitchenette
- Perimeter trunking
- Raised floor (1st floor)
- Disabled WC
- Fire & intruder alarm



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

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## ACCOMMODATION

The property has the following approximate total floor areas:

Gross Internal: 124.41 SQ. M (1,325 SQ. FT)  
Net Internal: 111.47 SQ. M (1,200 SQ. FT)

## BUSINESS RATES

2017 Rateable Value: £19,000  
(Rates Payable 19/20 Approx £9,329)

## EPC

Energy Rating: D99

## PRICE

£525,000 + VAT

## TENURE

Freehold

The freeholder will be required to become a director of Oriel Court Management Co Ltd and contribute towards the shared costs which are gardening (parking areas/front gardens), liability insurance for parking area and accounts/banking. The costs are split 6 ways and on average approx. £250 per unit per year.

## VAT

The property is elected for VAT

## VIEWING

Strictly by appointment through Sole Agents.

Matt Walters  
Sneller Commercial  
020 8977 2204  
matt@snellers.com

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