

OFFICE / E CLASS UNIT

FOR SALE / TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

3 ILEX HOUSE, HOLLY ROAD, TWICKENHAM, TW1 4HF
176.9 SQ. M (1,904 SQ. FT)



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT
020 8977 2204

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.

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LOCATION

3 Ilex House is situated in the heart of Twickenham Town Centre, approximately a third of a mile from the railway station and landscaped riverside. Twickenham Railway station provides regular services to London Waterloo. The town provides a variety of retail outlets, restaurants, pubs and cafes, with leisure facilities including a 24 hour gym. To the rear of the property is a pay and display car park.

DESCRIPTION

3 Ilex House forms part of a small office development of 4 buildings in Holly Road. The offices are laid out over 3 floors providing mostly open plan space with a WC on the ground floor and first floor. There is a good sized kitchen on the first floor. The property also benefits from comfort cooling. The offices are self contained with private entrances to the front and to the rear.

There are 2 allocated car parking spaces to the rear but we have been advised there is the potential to double park up to 4 cars.

AMENITIES

- Comfort cooling
- Suspended ceilings
- Fully carpeted
- Kitchenette
- Perimeter trunking
- Disabled WC
- Parking
- Central location



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

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ACCOMMODATION

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

Ground Floor:	57.8 sq. m (622 sq. ft)
First Floor:	62.0 sq. m (667 sq. ft)
Second Floor:	57.1 sq. m (615 sq. ft)
TOTAL	176.9 sq. m (1,904 sq. ft)

BUSINESS RATES

2017 Rateable Value: £38,250
(Rates Payable 19/20 Approx £18,781)

TENURE

The property is offered by way of a new lease directly from the landlord for a term to be agreed.

Alternatively the freehold of the property is available to purchase.

EPC

Energy Rating: D

RENT / PRICE

£55,000 per annum exclusive

£690,000

VAT

The property is elected for VAT

VIEWING

Strictly by appointment through Sole Agents.

Greg Michail
Sneller Commercial
020 8977 2204
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