SERVICED OFFICE SUITES

TO LET

SNELLER COMMERCIAL
CHARTERED SURVEYORS

EPIC HOUSE, 128 FULWELL ROAD, FULWELL TW11 0RQ



www.snellers.com

020 8977 2204

- **FLEXIBLE OFFICE SUITES**
- **SUITES AVAILABLE FROM 133 sq. ft**
- **INCLUSIVE RENTS**
- **SITUATED IN A RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO FULWELL STATION**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

EPIC HOUSE, 128 FULWELL ROAD, FULWELL TW11 0RQ

SNELLER COMMERCIAL
CHARTERED SURVEYORS

LOCATION

Only 15 minutes from Heathrow Airport with its scheduled flights, these offices are ideal for business needing good transport communications. The M3 Junction 1 is close by providing access to the M25 and motorway network.

Teddington is a popular destination for businesses who want to be close to London yet enjoy a more relaxed lifestyle. With wide open spaces of parkland within easy walking distance, the working environment is very desirable.

Fulwell and Teddington railway stations offer quick access into London Waterloo.

DESCRIPTION

This modern office block provides an excellent range of executive office accommodation. The offices are extremely versatile with regard to layout and are pleasantly decorated. Low voltage lights are used throughout the offices and there are high speed internet links. Security is a key feature of these offices, as each unit has colour video entry access controls.

TENURE

The monthly licence fee is fully inclusive of heating, lighting, cleaning and the use of kitchen and male and female WCs.

ENERGY PERFORMANCE RATING

Energy Rating: D (96)

AVAILABILITY

Ground Floor

Office 7: 775 sq. ft

First Floor

Office 3: 133 sq. ft
Office 5: 157 sq. ft

RENT

Office 3: £550 pcm
Office 5: £550 pcm
Office 7: £2,000 pcm

A minimum term of 12 months is preferable but can be flexible.

VAT is applicable.

BUSINESS RATES

Each office is registered for business rates purposes and tenants may qualify for 100% business rates relief.

Tenants are advised to make their own enquiries with the business rates department of the London Borough of Richmond.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.