

# SERVICED OFFICE SUITES TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**EPIC HOUSE, 128 FULWELL ROAD, FULWELL, TW11 0RQ**



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

**020 8977 2204**

- **SERVICED OFFICE SUITES**
- **SUITES AVAILABLE FROM 133 sq. ft**
- **FLEXIBLE TERMS**
- **INCLUSIVE RENTS**
- **SITUATED IN A RESIDENTIAL LOCATION**

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.

# EPIC HOUSE, 128 FULWELL ROAD, FULWELL, TW11 0RQ

## 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.

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.

## LOCATION

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

Teddington station offers quick access into London's West End with its wide range of high quality shops, restaurants and bars.

## TENURE

The monthly licence fee is fully inclusive of business rates, heating, lighting, cleaning and the use of kitchen, but exclusive of VAT.

## AVAILABILITY

First Floor

- Room 2 160 sq. ft
- Room 3 151 sq. ft
- Room 5 133 sq. ft

## PRICING

Room 2: £550

Room 3: £550

Room 5: £650

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

## BUSINESS RATES

Inclusive.

## ENERGY PERFORMANCE RATING

Energy Rating: D (96)

## VIEWING

Strictly by appointment through Sole Agents.

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