

TO LET

265 SQ. M (2,853 SQ. FT) APPROX.

16A LONDON ROAD, TWICKENHAM, MIDDLESEX TW1 3RR

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

**6 MONTHS RENT FREE
(SUBJECT TO ALL OTHER LEASE TERMS)**



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

020 8977 2204

- **TOWN CENTRE D1 PREMISES**
- **OTHER USES CONSIDERED (STP)**
- **ARRANGED OVER 3 UPPER FLOORS**
- **LIFT ACCESS**
- **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.

16A LONDON ROAD, TWICKENHAM, MIDDLESEX TW1 3RR

LOCATION

The property occupies a central location on London Road, Twickenham above Specsavers. Twickenham town centre provides a range of retail and restaurant facilities with nearby operators including Café Nero, Subway, Burger King, and Waitrose.

Twickenham railway station is located on London Road and a number of bus routes pass by the property.

DESCRIPTION

The property is situated on the first, second and third floors of this prominent town centre building with a self contained front entrance from London Road.

The premises are currently arranged to provide a number of offices and treatment rooms as well as an exercise studio.

There are male and female WC's on the first and second floors, as well as shower facilities, kitchen and a further WC on the third floor.

There is goods/passenger lift access from the rear which serves the first and second floors.

PLANNING

The premises currently have planning consent for D1 physiotherapy and sports injury clinic.

A personal use was previously granted to extend the D1 use for a variety of other medical and leisure facilities.

B1 Office use may also be considered, subject to planning.

ACCOMMODATION

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

First Floor	102.1 sq. m	1,099 sq. ft
Second Floor	101.7 sq. m	1,095 sq. ft
Third Floor	61.2 sq. m	659 sq. ft
TOTAL	265.0 SQ. M	2,853 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£40,000 per annum exclusive.
(VAT to be confirmed)

BUSINESS RATES

The property has two rating assessments.

2017 Rateable Values:

1st & 2nd Floor: £25,000
Part 2nd & 3rd Floor: £9,500

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

ENERGY PERFORMANCE RATING

Energy Rating: E101

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204

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

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