

TO LET

38.2 SQ. M (411 SQ. FT) approx.

THE PORTACABIN, 1 STRAWBERRY VALE TWICKENHAM TW1 4RY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PORTACABIN WITH PARKING**
- **ELECTRICITY AND WATER SUPPLY**
- **WC AND SHOWER FACILITIES ON SITE**
- **FLEXIBLE LEASE**

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.

THE PORTACABIN, SWAN ISLAND, TWICKENHAM TW1 4RY

LOCATION

The property is located within a complex of predominantly industrial buildings accessed from the junction of Waldegrave Road and Cross Deep, adjacent to the riverside Radnor Gardens.

Twickenham town centre is approximately ½ a mile away and Strawberry Hill railway station is approximately a third of a mile providing services to London Waterloo.

DESCRIPTION

The property comprises a portacabin currently used as an office with kitchenette.

There is an area suitable for parking for 4 to 6 cars.

There is use of shared WC and shower facilities on site.

ACCOMMODATION

The property has an approximate net internal floor area of:-

38.2 sq. m (411 sq. ft)

TENURE

Available on a new lease for a 5 year term with a 3rd year upward only rent review.

There will be a mutual option to terminate the lease following 12 months of the term by giving not less than 6 months notice in writing.

RENT

£7,500 per annum

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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

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