

# TO LET

72.4 SQ. M (779 SQ. FT) approx.

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS

**UNIT 3, THE BOATHOUSE, SWAN ISLAND, STRAWBERRY VALE TWICKENHAM**



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

**020 8977 2204**

- **INDUSTRIAL UNIT WITH MEZZANINE LEVEL**
- **FULL HEIGHT ROLLER SHUTTER LOADING**
- **PARKING SPACE**
- **WC AND SHOWER FACILITIES ON SITE**

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.

# UNIT 3, THE BOATHOUSE, SWAN ISLAND, STRAWBERRY VALE 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 an industrial workshop/storage unit with an additional mezzanine level.

The unit benefits from full height roller shutter loading, 3 phase power and water supply.

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

## ACCOMMODATION

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

Ground Floor	55.1 sq. m	593 sq. ft
Mezzanine	17.2 sq. m	186 sq. ft
<b>TOTAL</b>	<b>72.4 sq. m</b>	<b>779 sq. ft</b>

## 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

£15,000 per annum

## BUSINESS RATES

Business rates are charged on a pro rata basis with the charge for the current year to April 2018 being £3,400 per annum.

## SERVICE CHARGE

The following charges are applicable:-

Water Rates: £200 per annum

Insurance: £175 per annum

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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