

TO LET

57.2 SQ. M (616 SQ. FT) APPROX.

5 ORIEL COURT, TWICKENHAM, MIDDLESEX TW2 5AG

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

020 8977 2204

- **FIRST FLOOR OFFICE SUITE**
- **2 PARKING SPACES**
- **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.

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LOCATION

Oriel Court is situated in a business park setting adjacent to Twickenham Green close to the junction of First Cross Road. The location around The Green benefits from nearby restaurants, public houses, cafes and retail outlets. The more extensive facilities of Twickenham town centre are approximately 1 mile away.

For road communications, Junction 1 of the M3 is approximately 5.5 miles away providing access to the M25 and motorway network. For rail communications, nearby Strawberry Hill and Twickenham stations both provide direct access to London Waterloo.

DESCRIPTION

The property comprises a mews office which forms part of a terrace of 6 two storey buildings.

There is shared access to the first floor which is open plan with kitchenette and WC.

ACCOMMODATION

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

First Floor: 57.2 sq. m (616 sq. ft)

AMENITIES

- Comfort cooling/heating
- Category II lighting
- Cat 5 cabling
- Perimeter trunking with power points and phone lines
- Fire alarm
- 2 car parking spaces

TENURE

Available on a new lease for a term by arrangement.

RENT

£13,500 per annum plus VAT

BUSINESS RATES

Rateable Value 2023: £19,250

Rates payable for the entire building are approximately £9605.75 and rates will be charged pro-rata for the first floor.

ENERGY PERFORMANCE RATING

Energy Rating: C58

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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