

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

157.3 SQ. M (1693 SQ. FT) APPROXIMATELY

9 BRIAR ROAD, TWICKENHAM, MIDDLESEX TW2 6RB



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

020 8977 2204

- **FIRST AND SECOND FLOOR OFFICE SUITE**
- **4 PARKING SPACES**
- **FURNISHED**
- **ALL INCLUSIVE RENT 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.

9 BRIAR ROAD, TWICKENHAM TW1 6RB

LOCATION

The premises are located in Briar Road, which is directly off Staines Road in close proximity to Twickenham Green. There is a variety of local shops around The Green as well as pubs and restaurants.

Twickenham town centre is approximately 1 mile and Twickenham and Strawberry Hill railway stations provide services direct to London Waterloo.

The A316 is approximately 1¼ miles which leads to the M3, M25 and motorway network.

DESCRIPTION

The available offices are located on the first and second floors of this modern three storey building. The offices are currently arranged to provide mainly open plan space with some partitioned private offices and board room.

The office benefits from air conditioning, disabled WC, gas central, carpeting, suspended ceilings and raised floors. Office furniture is available if required and there are 4 parking spaces allocated in the rear car park.

ACCOMMODATION

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

157.3 sq. m 1693 sq. ft

TENURE

Available on a new sub lease for a term by arrangement.

RENT

£25 psf inclusive of service charge to cover heating, lighting, buildings insurance and maintenance.

BUSINESS RATES

Charged on a pro rata basis at approximately £9.77 psf.

ENERGY PERFORMANCE RATING

Energy Rating: C57

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**

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable