

TO LET

171.4 SQ. M (1842 SQ. FT) APPROX.

138 HOLLY ROAD, TWICKENHAM, TW1 4HQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **SELF CONTAINED GROUND FLOOR OFFICE**
- **EXCELLENT PARKING**
- **TOWN CENTRE**
- **OPEN PLAN WITH GLASS PARTITIONED MEETING ROOM**

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.

138 HOLLY ROAD, TWICKENHAM TW1 4HQ

LOCATION

The building is located on Holly Road in Twickenham town centre. There is vehicular entrance to the property and parking, accessed from Clifden Road with pedestrian access from Holly Road.

Twickenham railway station is approximately 0.4 miles providing a regular service to London Waterloo with journey times from approximately 25 minutes. For road communications the A316 provides access to the M3, M25 and motorway network.

DESCRIPTION

This mixed use building was constructed in 2006 and this self contained office is located on the entire ground floor. The office is open plan with a glass partitioned meeting room. There is a feature Lantern Light in the roof over the reception area and a glazed canopy to the main entrance.

AMENITIES

- Comfort Cooling
- Gas central heating
- Disabled WC/shower
- Second WC
- Fitted kitchen
- Suspended ceiling
- Wood effect flooring
- Perimeter trunking
- Bike and bin store
- 3 allocated parking spaces with potential to park up to 7 cars
- Garden area

ACCOMMODATION

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

171.4 sq. m (1842 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£35,950 per annum plus VAT.

BUSINESS RATES

2017 Rateable Value: £33,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C61

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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