

# SERVICED OFFICE INVESTMENT FOR SALE

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

217.23 sq. m (2,338 sq. ft) GIA

Ash House 8 Second Cross Road Twickenham Middlesex TW2 5RF



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

**020 8977 2204**

- **FREEHOLD SERVICED OFFICE**
- **PASSING RENT £50,100 PER ANNUM**
- **ONE VACANT SUITE (POTENTIAL OF £3,240 pa)**
- **POTENTIAL FOR DEVELOPMENT (STP)**
- **CAR PARKING**

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.

# ASH HOUSE 8 SECOND CROSS ROAD TWICKENHAM MIDDLESEX TW2 5RF

## LOCATION

The property is situated on the west side of Second Cross Road, close to its junction with Hampton Road and very close to Twickenham Green.

The property is close to a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

Strawberry Hill Railway Station is situated approximately 650m to the south east of the property providing regular services to London Waterloo.

## DESCRIPTION

The property comprises a 2 storey office building, currently arranged as a serviced office centre. Both ground and first floors have been divided to provide a number of separate offices. There are approximately 5 parking spaces to the front of the property which are offered to tenants on a first come first served basis.

## ACCOMMODATION

The office has an approximate gross internal area of 217.23 sq. m (2,338 sq. ft).

## INCOME

The property is currently let to 11 separate tenants under short term licence Agreements.

The total passing rent is **£50,100 pa.**

## TENURE

Freehold subject to the existing tenancies.

## BUSINESS RATES

The suites are individually rated allowing occupiers to benefit from Small Business Rates Relief.

## ENERGY PERFORMANCE RATING

Energy Rating: E121

## PRICE

Offer in excess of £560,000  
Subject to contract

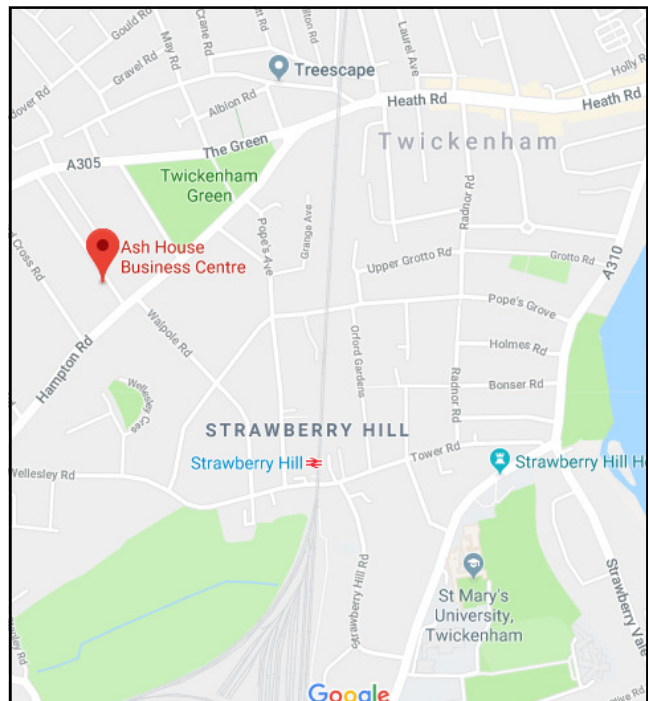
## VAT

The building is not elected for VAT.

## VIEWING

Strictly by appointment through Sole Agents.

Matt Walters  
020 8977 2204  
[matt@snellers.com](mailto:matt@snellers.com)



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

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