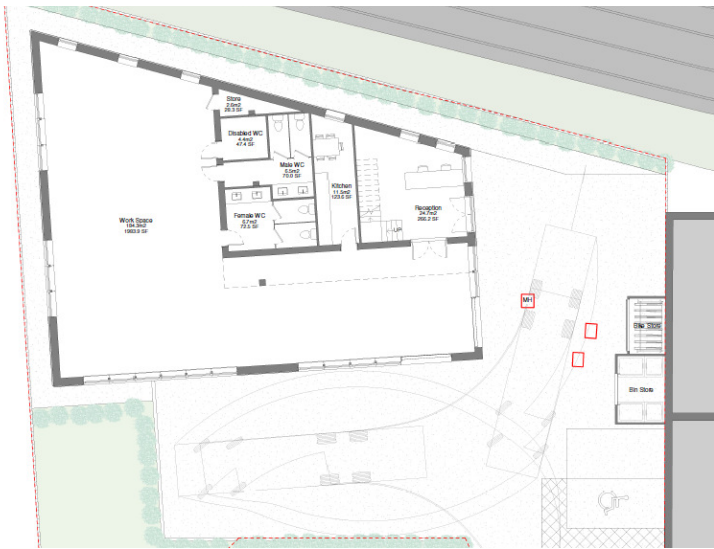


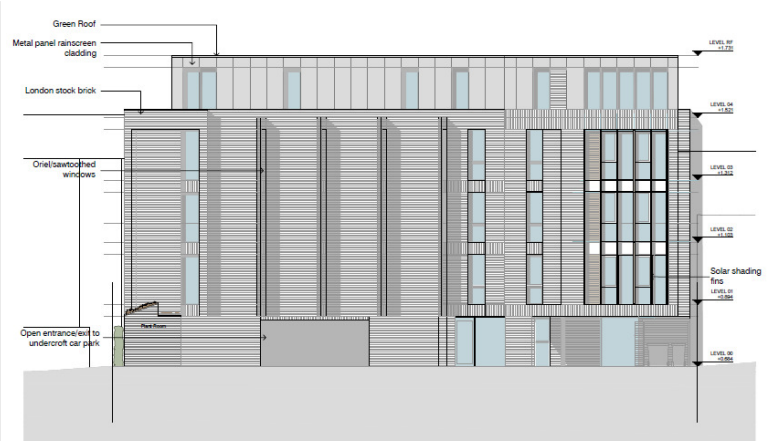
INDUSTRIAL / OFFICE PRE-LET OPPORTUNITY

75 NORCUTT ROAD, TWICKENHAM, TW2 6SR

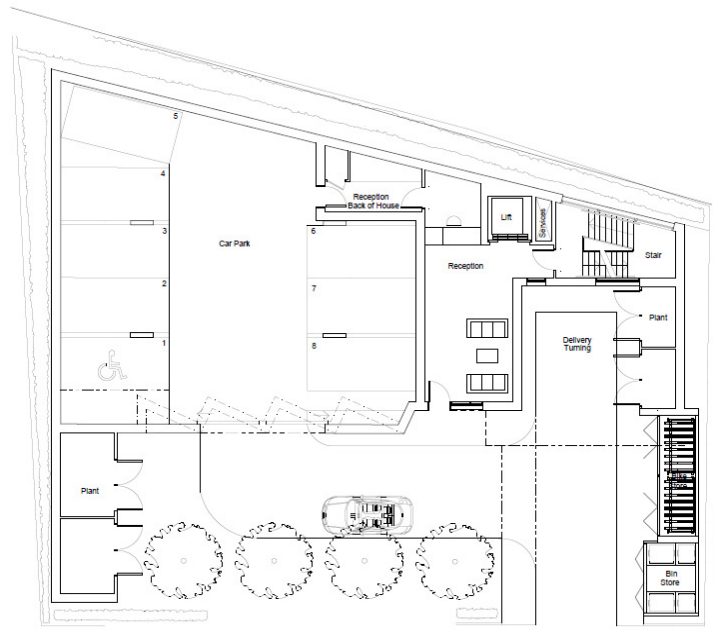
PROPOSED INDUSTRIAL SCHEME



PROPOSED OFFICE SCHEME



Proposed South-East (Front) Elevation



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CHOICE OF TWO SCHEMES AVAILABLE FOR PRE-LET**
- **PROPOSED INDUSTRIAL UNIT OF 3,475 SQ FT (GIA)**
- **PROPOSED OFFICE DEVELOPMENT OF 7,425 SQ FT (NIA)**
- **AVAILABLE SUBJECT TO PLANNING**

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.

75 NORCUTT ROAD, TWICKENHAM, TW2 6SR

LOCATION

The property is situated at the end of Norcutt Road in Twickenham. Twickenham is approximately 11 miles to the south west of central London and approximately 1 mile from the A316 which provides access to the M3 and wider motorway network.

The property is approximately 0.7 miles from both Strawberry Hill and Twickenham railway stations which provide regular services to London Waterloo. The property is close to Twickenham Green where there are a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

DESCRIPTION

The proposed property will comprise either a detached four storey office building with undercroft parking or a detached two storey industrial building.

BUSINESS RATES

To be confirmed.

EPC

A new certificate will be produced following completion.

RENT

We are seeking interest from parties on a pre-let basis on either scheme.

Terms on application



ACCOMMODATION

We have been advised the properties will have the following approximate internal floor areas:

Offices (NIA): 689.74 SQ M (7,425 SQ FT)

Industrial (GIA):

Ground Floor: 258 SQ M (2,775 SQ FT)

First Floor: 65 SQ M (700 SQ FT)

Total: 312 SQ M (3,475 SQ FT)

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

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

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