

TO LET

427.3 SQ. M (4600 SQ. FT) APPROX.

UNIT C, 1 STRAWBERRY VALE, TWICKENHAM, MIDDLESEX TW1 4RX

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **INDUSTRIAL/STORAGE UNIT IN RIVERSIDE BUSINESS PARK**
- **427.3 SQ. M (4600 SQ. FT) APPROX.**
- **ROLLER SHUTTER LOADING**
- **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.

1 STRAWBERRY VALE, TWICKENHAM TW1 4RX

LOCATION

The property is situated at the entrance to Swan Island, a working boatyard and business park accessed from the junction of Waldegrave Road and Cross Deep.

Twickenham town centre is within ½ a mile and provides a good selection of retail, restaurants, pubs and coffees shops and the A316 Chertsey Road is approximately 1½ miles providing access to the M3 and motorway network. Strawberry Hill station is approximately ½ a mile and Twickenham station with faster connections into Waterloo is within 1 mile.

DESCRIPTION

The property comprises a part brick built building with a high vaulted ceiling and steel trellis roof.

This character building provides industrial/ storage space on ground and mezzanine levels with roller shutter door leading to a full height covered loading bay.

There are WC and kitchen facilities and on site parking for 2 cars.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor	235 sq. m	2531 sq. ft
First Floor	192 sq. m	2068 sq. ft
TOTAL	427 SQ. M	4599 SQ. FT

TENURE

Available on new flexible lease terms.

RENT

£35,000 per annum

BUSINESS RATES

2017 Rateable Value: £26,250

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

ENERGY PERFORMANCE RATING

Energy Rating: D96

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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