

# TO LET

208.5 SQ. M (2245 SQ. FT) APPROX.

**UNIT B, SWAN ISLAND, TWICKENHAM, MIDDLESEX TW1 4RP**

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



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

- **RIVERSIDE BUSINESS UNIT**
- **MOST RECENTLY OPERATED AS A FOOD PRODUCTION UNIT**
- **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 on 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 modern portal framed business unit providing offices, storage and a mezzanine floor. The property has most recently been used for food production and features include cold stores, roller shutter loading and large windows on three elevations with river views.

The property also benefits from 3 phase power, gas supply, fitted kitchen and air conditioning units.

## ACCOMMODATION

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

Ground Floor	171.7 sq. m	1881 sq. ft
Mezzanine	33.8 sq. m	364 sq. ft
<b>TOTAL</b>	<b>208.5 SQ. M</b>	<b>2245 SQ. FT</b>

## TENURE

Available on new flexible lease terms.

## RENT

£27,000 per annum

## BUSINESS RATES

2017 Rateable Value: £15,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: D100

A copy of the certificate is available upon 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