

TO LET

TWO OFFICE SUITES

5 ORIEL COURT, TWICKENHAM, MIDDLESEX TW2 5AG

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR 47.5 SQ. M (511 SQ. FT)**
- **FIRST FLOOR 57.2 SQ. M (616 SQ. FT)**
- **CAN BE LET AS A WHOLE**
- **4 PARKING SPACES IN TOTAL**

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.

5 ORIEL COURT, TWICKENHAM TW2 5AG

LOCATION

Oriel Court is situated in a business park setting adjacent to Twickenham Green close to the junction of First Cross Road. The location around The Green benefits from nearby restaurants, public houses, cafes and retail outlets. The more extensive facilities of Twickenham town centre are approximately 1 mile away.

For road communications, Junction 1 of the M3 is approximately 5.5 miles away providing access to the M25 and motorway network. For rail communications, Strawberry Hill and Twickenham stations both provide direct access to London Waterloo.

DESCRIPTION

The property comprises a self contained mews office which forms part of a terrace of 6 two storey buildings.

The ground floor is open plan and benefits from built in cupboards along one wall and an attractive glass partition with sliding door to provide a meeting area. There are also two WC's and kitchenette. There is rear access to the car parking area.

The first floor is open plan with kitchenette and WC.

ACCOMMODATION

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

Ground Floor	47.5 sq. m	511 sq. ft
First Floor	57.2 sq. m	616 sq. ft
TOTAL	104.7 SQ. M	1127 SQ. FT

Each floor is self contained and can be let independently if required.

AMENITIES

- Comfort cooling/heating
- Category II lighting
- Cat 5 cabling
- Perimeter trunking with power points and phone lines
- Fire alarm
- 4 car parking spaces

TENURE

Available on a new lease.

RENT

Ground Floor: £13,000 per annum plus VAT
First Floor: £15,000 per annum plus VAT

BUSINESS RATES

The offices have the following 2017 Rateable Values:

Ground Floor: £9,100
First Floor: £9,500

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

ENERGY PERFORMANCE RATING

Energy Rating: C55

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.
Sharon Bastion
Sneller Commercial
020 8977 2204

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

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