

# TO LET

48.2 SQ M (519 SQ. FT) APPROX.

113 LONDON ROAD, TWICKENHAM, MIDDLESEX TW1 1EE

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

**020 8977 2204**

- **PROMINENT A2/A1 PREMISES**
- **OPPOSITE TWICKENHAM TRAIN STATION**
- **PARKING TO THE REAR**
- **AIR CONDITIONING**
- **NEW LEASE AVAILABLE**

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.

# 113 LONDON ROAD, TWICKENHAM TW1 1EE

## LOCATION

The property is located in a very prominent position on London Road, Twickenham, opposite Twickenham Gateway, the transformational redevelopment of Twickenham railway station which provides trains direct to London Waterloo. The development provides 32 new 2 and 3 bedroom apartments and public plaza.

Also on London Road is The Exchange which provides a community centre with 300 seat theatre, studios, café and bar.

The A316 is within ½ a mile providing access to the M3 and motorway network.

## DESCRIPTION

The property comprises a ground floor A2/ A1 retail unit which has most recently been used as an office with open plan area and one private office to the rear.

The property benefits from a tiled floor, heating/cooling unit, kitchenette, WC and access to parking at the rear of the property.

## ACCOMMODATION

The property has an approximate net internal floor area of:-

48.2 sq. m (519 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

Offers in the region of £19,000 per annum

## BUSINESS RATES

2017 Rateable Value: £11,000

Tenants may qualify for 100% rates relief. For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

## ENERGY PERFORMANCE RATING

Energy Rating: E113

A copy of the certificate is available on 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**

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