

## PHOENIX WHARF EEL PIE ISLAND TWICKENHAM

510 sq ft.



### ADDRESS

Phoenix Wharf  
Unit 3  
Eel Pie Island  
Twickenham  
TW1 3DY

### DESCRIPTION

**Unique Self-Contained Office To Let** Eel Pie Island is on the River Thames close to Twickenham town centre. Phoenix Wharf is on the north side of the island with access via a footbridge from the embankment. The island has a unique and historical background. Eel Pie Island is a short distance from Twickenham main line station which provides regular and fast links to London Waterloo and out of London. It is also convenient for the M3, M4 and M25 motorways and within 20 minutes of Heathrow Airport. Twickenham centre shopping facilities are within a two minute walk.

Phoenix Wharf is a complex of 12 creative studios (comprising 6 lower and 6 upper deck studios) and 3 houseboats.

Dated: 07/10/2024



## SPECIFICATION

- Landscaped entrance to the property
- Laminate timber flooring
- Fibre broadband
- Meeting rooms
- Gas central heating
- Male & female WCs
- Shower
- Kitchen

**Tenure** New effective full, repairing and insuring leases for a term by arrangement

**Rent** Unit 3 - £25,000 per annum exclusive.

**Service Charge** Unit 3 - £2,222 per annum

**Rates** The rateable value of the unit is £13,750

**Size** 510 sq ft.

## CONTACT

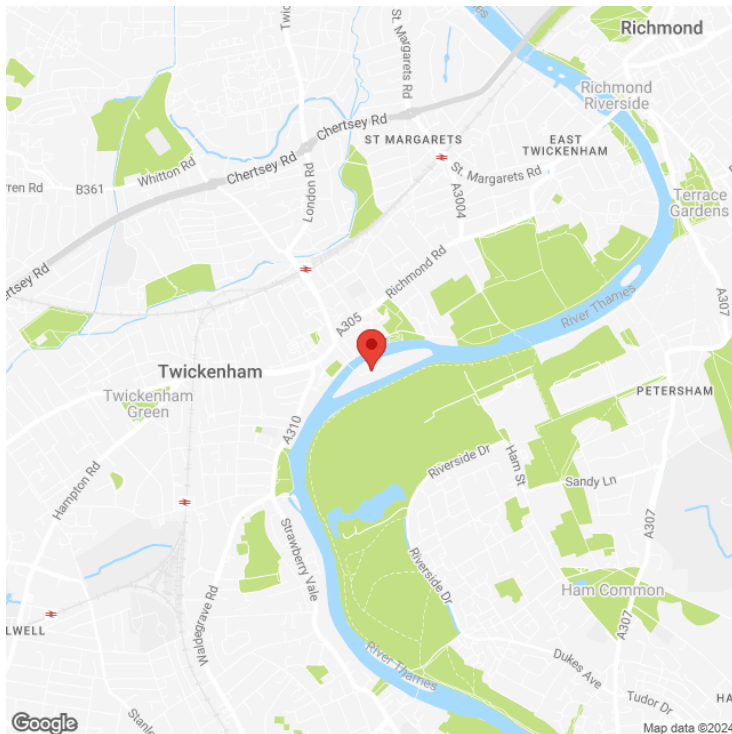
**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** niall.christian@michaelrogers.co.uk



Dated: 07/10/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ