

# 1 ILEX HOUSE TWICKENHAM

Ground Floor 1,299 sq ft. 1st Floor 1,200 sq ft. 2nd Floor 1,071 sq ft



## ADDRESS

1 Ilex House  
Holly Road  
Twickenham  
TW1 4HF

## DESCRIPTION

### Office Building For Sale / To Let

Ilex House is situated in the heart of Twickenham town centre, approximately one third of a mile from the railway station with regular services to London Waterloo. Twickenham is an ideal business location with numerous retail and leisure amenities and easy access to the M3 and motorway network.

The property is laid out over three floors.

Dated: 21/05/2024



## SPECIFICATION

Comfort cooling / heating

Underfloor trunking

Suspended ceiling / diffused lighting

Carpeting

Coded door entry

Fully fitted kitchen areas on each floor

DDA compliant WC

2 parking spaces with the ability to park three cars

EPC Rating C67

**Tenure** Freehold / Leasehold

**Price** OIRO £1,200,000

**Rent** £20 per sq ft

**Rates** Ground Floor RV £27,250, rates payable £13,722.50. 1st Floor RV £28,000 rates payable £13,972.00. 2nd Floor RV £21,500 rates payable £10,728.50

**Size** Ground Floor 1,299 sq ft. 1st Floor 1,200 sq ft. 2nd Floor 1,071 sq ft

## CONTACT

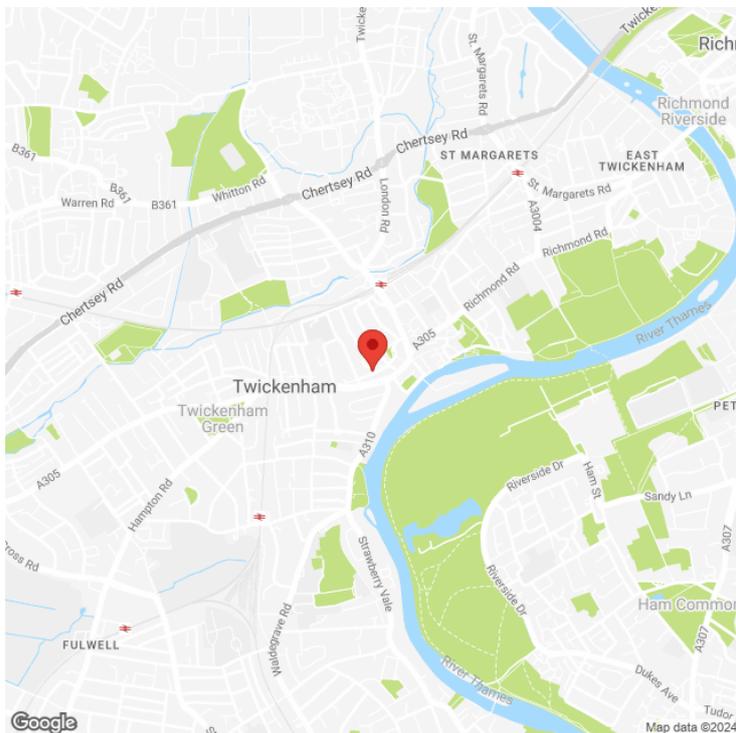
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Dated: 21/05/2024

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