

33 - 35 LONDON ROAD TWICKENHAM

2,104 sq ft / 195.44 sq m



ADDRESS

33 - 35 London Road
Twickenham
TW1 3SZ

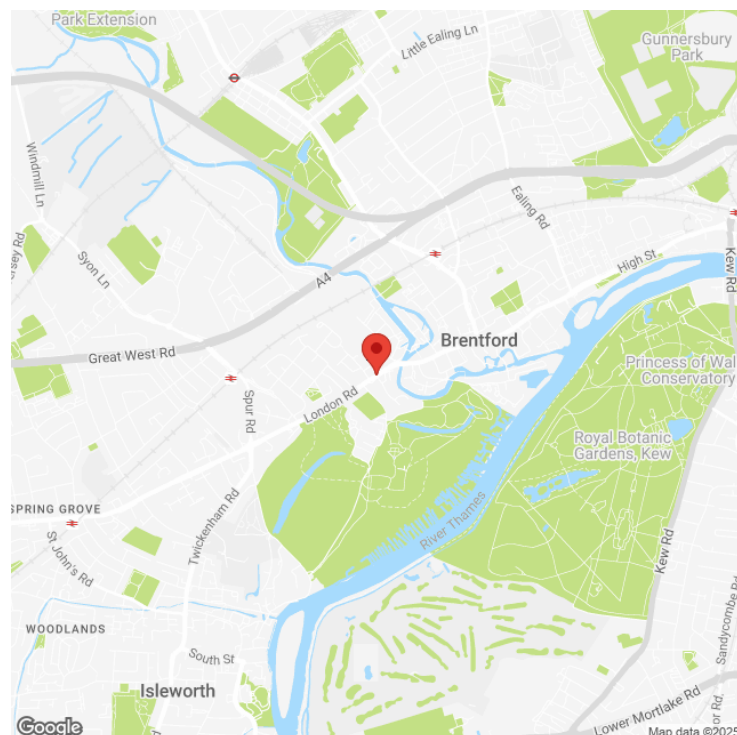
DESCRIPTION

Commercial Unit To Let

The property is located in the centre of Twickenham on London Road (A310) close to the junction with Holly Road. Numerous bus routes are available close by and Twickenham station is a two minute walk providing frequent rail services to London Waterloo and Richmond (which has access to the District Line and Overground).

The unit is arranged over ground floor and is part of a terrace consisting of a double retail unit with offices and residential above. The property is in shell condition and has rear access.

Dated: 07/12/2025



SPECIFICATION

Double fronted unit

Office

Cold store

Store

Male & female WC's and disabled WC

Rear access

EPC Rating B31

Tenure

Available on a new effective full repairing & insuring lease for a term by arrangement incorporating five yearly, upward only reviews

Rent

£80,000 per annum exclusive

Service Charge

Upon application

Rates

Rateable Value £48,500. Rates payable £24,201.50 per annum.

Size

2,104 sq ft / 195.44 sq m

CONTACT

Niall Christian

BSc MRICS

T 0208 332 4591

M 0778 0678 684

E niall.christian@michaelrogers.co.uk

Dated: 07/12/2025

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