

## 9 BRIAR ROAD TWICKENHAM

Ground Fl. 807 sq ft. 1st Fl 833 sq ft. 2nd Fl 860 sq ft. Total 2,500 sq ft  
(232.40 sq m)



### ADDRESS

9 Briar Road  
Twickenham  
TW2 6RB

### DESCRIPTION

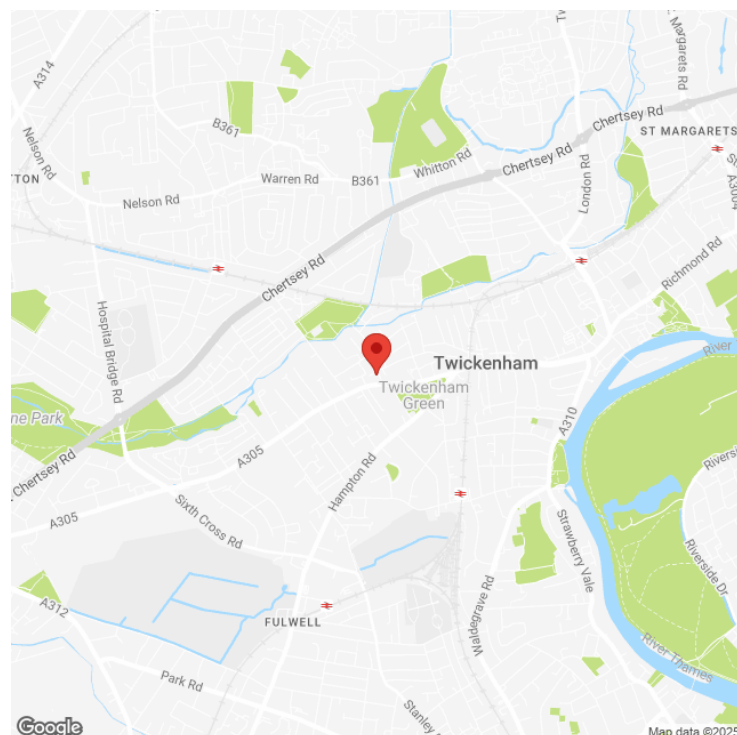
#### **Self-contained office building with parking**

Briar Road is located off Staines Road in close proximity to Twickenham Green and a variety of shops, restaurants and pubs. The property benefits from frequent bus services and both Strawberry Hill and Twickenham rail services are within a 15 minute walk.

9 Briar Road is a self-contained building arranged over ground and two upper floors with rear access.

Dated: 04/09/2025





## SPECIFICATION

Comfort cooling & heating  
 Gas central heating  
 Raised floors with floor boxes  
 WCs on all floors (Ground floor DDA compliant)  
 Kitchen  
 Carpeting  
 Suspended ceiling  
 Recessed lighting  
 8 car spaces  
 EPC rating C74

**Tenure** Leasehold  
**Rent** £50,000 per annum exclusive  
**Rates** RV £51,000. Rates payable £25,449 (2024/25)  
**Size** Ground Fl. 807 sq ft. 1st Fl 833 sq ft. 2nd Fl 860 sq ft. Total 2,500 sq ft (232.40 sq m)

## CONTACT

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Dated: 04/09/2025

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