

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

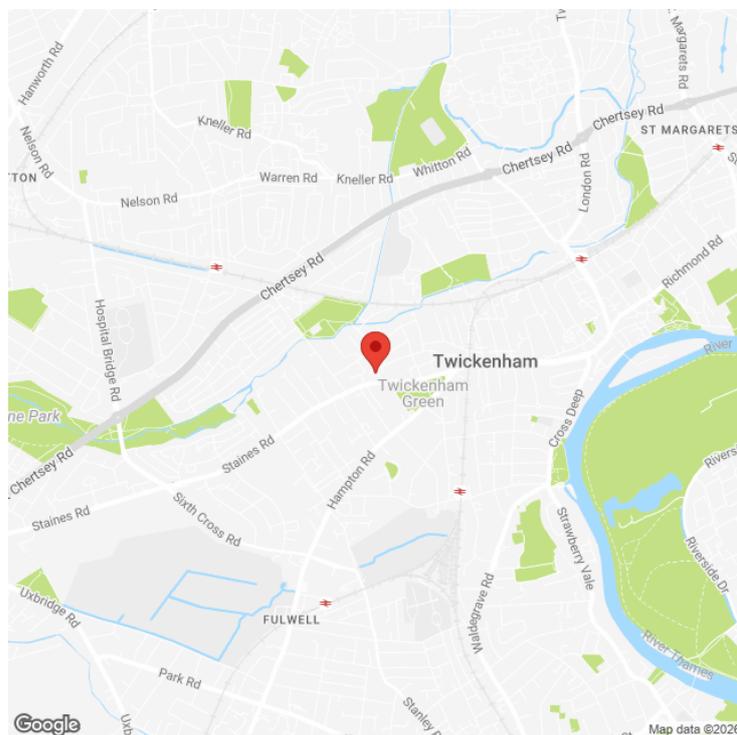
DESCRIPTION

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: 08/03/2026



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: 08/03/2026

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