

TWINING HOUSE TWICKENHAM

1st Floor Suite 2 1,298 sq ft / 120.60 sq m. 2nd Floor Suite 3 1,642 sq ft / 152.5 sq m. 2nd Floor Suite 4 £1,458 sq ft / 135.43 sq m. Total 4,398 sq ft / 408.53 sq. m



ADDRESS

Twining House
42-57 London Road
Twickenham
TW1 3SZ

DESCRIPTION

Commercial Suites To Let

Twining House is located on London Road close to its junction with Arragon Road. A variety of shops, restaurants and pubs are close by. The building has good access to public transport with numerous bus routes close by. Twickenham railway station is a two minute walk away providing access to London Waterloo and Richmond. The building is arranged over ground and two upper floors and is accessed via a glazed entrance and glass canopy.

Dated: 09/01/2026



SPECIFICATION

Comfort cooling & heating

Recessed Cat II lighting

Suspended ceiling

Double glazing

Perimeter trunking

Male & Female WC's on each floor

Kitchens

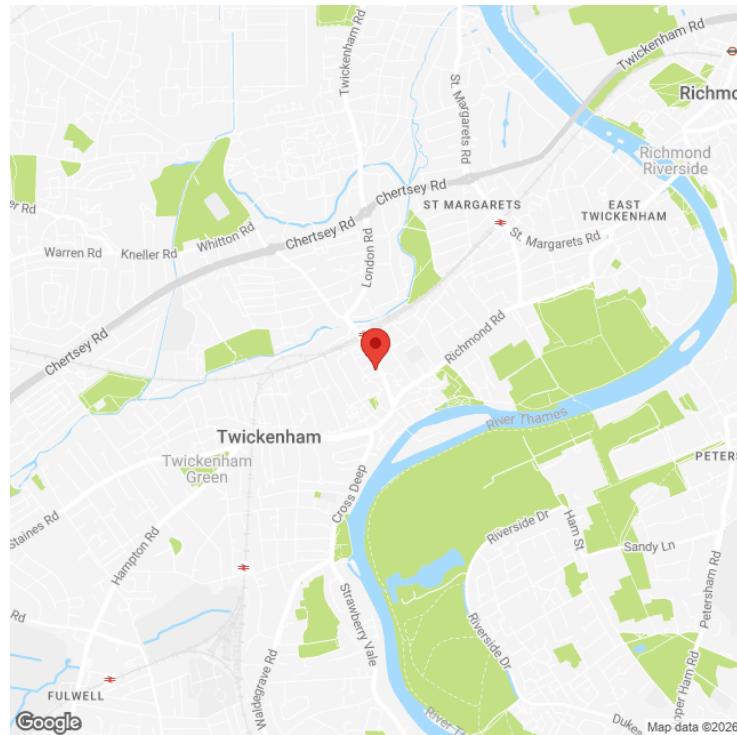
Tenure Leasehold

Rent £22.50 per sq ft

Service Charge tbc

Rates 1st Floor Suite 2 RV £21,000.
 Rates payable £10,479.00
 2nd Floor Suite 3 £23,000.
 Rates payable £11,726.50
 2nd Floor Suite 4 £21,250.
 Rates payable £10,603.75

Size 1st Floor Suite 2 1,298 sq ft / 120.60 sq m. 2nd Floor Suite 3 1,642 sq ft / 152.5 sq m. 2nd Floor Suite 4 £1,458 sq ft / 135.43 sq m. Total 4,398 sq ft / 408.53 sq. m



CONTACT

Niall Christian

BSc MRICS

T 0208 332 4591

M 0778 0678 684

E niall.christian@michaelrogers.co.uk

Joshua Thompson

Trainee Surveyor

T 0208 332 4594

M 07701 086242

E joshua.thompson@michaelrogers.co.uk

Dated: 09/01/2026

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