

**2 Oriel Court
The Green
Twickenham
TW2 5AG**



**SELF-CONTAINED OFFICE BUILDING
FOR SALE**

1,571 sq. ft (146.02 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The building occupies a prominent position in the North-East corner of Twickenham Green and is situated at the entrance of an established commercial scheme.

Twickenham is an affluent mixed-use town and is a strong suburban commercial centre located in the Southwest of London close to the M3, M25 and Heathrow airport. The town lies on the main A316 which provides direct access onto the M3.

Both Twickenham and Strawberry Hill train stations are within a short walk.

The property is approximately one mile from the town centre in an established commercial location with a good aspect over Twickenham Green. Numerous local restaurants and shops are close by.

Description:

The building is part of a terrace and benefits from excellent light. The available office accommodation is arranged over ground and first floors.

The building benefits from the following: -

- Comfort cooling and heating
- Perimeter trunking and raised floor
- Kitchen facilities
- WCs
- 5 Car parking spaces
- Power points and phone lines
- Burglar and fire alarm system

The available office accommodation provides the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	747	69.44
First	824	76.58
TOTAL	1,571	146.02

**Terms:**

The property is available Freehold.

Price:

Upon application, exclusive of VAT.

Business Rates:

The property has a rateable value of £25,500 which at 0.499 gives rates payable of £12,724.50. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

Legal Costs:

Each party to be responsible for their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing arrangements:

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

Tel: 020 8332 7788

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Subject to Contract October 2021

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