

**3 Pouparts Place,
Twickenham,
TW2 5FR**



NEW SELF-CONTAINED OFFICE BUILDING

FOR SALE/TO LET

3,194 sq. ft. (296.7 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The building is located in a cul de sac just off Third Cross Road in Twickenham, close to Twickenham Green. The property is approximately one mile from the town centre.

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 close to the property.

Description:

The building is new and benefits from excellent light. The available accommodation is over basement, ground, first and second floors to provide the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Basement	850	79.0
Ground	797	74.0
First	797	74.0
Second	750	69.7
Total	3,194	296.7

The building benefits from the following: -

- Air conditioning
- DDA compliant WC
- Male and female WC's
- Kitchen
- Perimeter trunking
- Raised floors
- Suspended ceilings
- Double glazing
- Alarm system
- Video entry system
- 4 car spaces

Terms:

The property is available on a new flexible lease for a term by arrangement. Alternatively, the freehold could be made available.

Price/Rent:

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:

Strictly by appointment with sole agents Michael Rogers LLP:

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Subject to Contract January 2023

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