

**3 & 4 PHOENIX WHARF,
EEL PIE ISLAND,
TWICKENHAM
TW1 3DY**



**Unit 3 - 814 sq ft (75.62 sq m) approx.
Unit 4 – 900 sq ft (83.61 sq m) approx.**

**UNIQUE SELF-CONTAINED OFFICES
TO LET**

020 8332 7788

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

Location:

Eel Pie Island is situated on the River Thames close to Twickenham town centre. Phoenix Wharf is located on the north side of the island with access via a footbridge from The Embankment. The island has a unique and historical background and provides a special environment.

Eel Pie Island is a short distance from Twickenham Main Line Station providing regular fast links to London Waterloo and out of London. It is also convenient for M3, M4 and M25 motorways and within 20 minutes of Heathrow Airport. The shopping facilities of Twickenham town centre are within two minutes' walk.

**Description:**

Phoenix Wharf is a complex of 12 creative studios and three houseboats. There is a range of six lower deck studios and six upper deck studios. There are toilets for visitors and staff use and all studios are fitted with broadband.

The building has outstanding views overlooking The River Thames. The available units are both arranged over first and second floors and offer an occupier the opportunity of giving staff a tranquil working environment.

There is also a paved central courtyard with a gas barbeque, a Japanese garden area with a lawn and a decked seating area.

The available suites offer the following approximate floor areas:

Unit 3	Sq. Ft	Sq. M
First floor	446	41.46
Second floor	368	34.16
Total	814	75.62

Unit 4	Sq. Ft	Sq. M
First floor	414	38.46
Second floor	486	45.15
Total	900	83.61



Accommodation:

The accommodation benefits from:

- Landscaped entrance to the property.
- Laminate timber flooring.
- Fibre broadband.
- Meeting rooms.
- Gas central heating.
- Male and female WCs.
- Shower.
- Kitchen.

Terms:

The offices are available on new effective full, repairing and insuring leases for a term by arrangement.

Rent:

Unit 3 £25,000 per annum exclusive.

Unit 4 £28,000 per annum exclusive

Service Charge:

Unit 3 £4,444 per annum.

Unit 4 £4,443 per annum.

EPC:

Upon application.

Rates:

We are advised that Units 3 and 4 both have a rateable value of £13,750. The occupiers may benefit from small business rate relief and are advised to contact Valuation Office Agency for further information.

Legal Costs:

Each party to bear 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.

For further information please contact:**Michael Rogers LLP – 020 8332 7788**

Niall Christian Niall.Christian@michaelrogers.co.uk

Harry Deacon-Jackson Harry.dj@michaelrogers.co.uk

Subject to Contract February 2022

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