

**THE RIVER ROOM
PHOENIX WHARF,
EEL PIE ISLAND,
TWICKENHAM
TW1 3DY**



**865 sq. ft (80.36 sq. m) approx.
UNIQUE SELF-CONTAINED OFFICE SUITE
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. The River Room, 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 a two minute walk.

**Description:**

Phoenix Wharf is a complex of 12 creative studios and 3 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 River Room, Phoenix Wharf offers an occupier the opportunity of giving staff a tranquil working environment, with their own private decking area.

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 accommodation is on the ground floor and offers the following approximate floor area.

Accommodation:

Floor	Sq Ft	Sq M
Ground	865	80.36
Total	865	80.36

The accommodation benefits from:

- Terrace overlooking the river.
- Landscaped entrance to the property.
- Laminate Timber Floor.
- Fibre Broadband.
- Meeting rooms.
- Gas central heating.
- Male and female WCs.
- Shower.
- Kitchen.

Terms:

The office is available on a new effective full, repairing and insuring lease for a term by arrangement.

Rent:

£30,000 per annum exclusive.

Service Charge:

£4,444 per annum.

EPC:

Upon application.

Legal Costs:

Each party to bear their own legal costs.

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For further information please contact:

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Subject to Contract March 2022

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