

**Allied House  
London Road  
Twickenham  
TW1 3SZ**



**4,184 sq ft (388.7 sq m) to 8,568 sq. ft (796.0 sq m)  
approx.**

**OFFICE TO LET  
with car parking**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond TW10 6UQ

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The property is located on London Road (A310) at the junction with Holly Road. Allied House is within close proximity to a variety of boutique shops, restaurants and pubs. The building is very accessible by public transport with numerous bus routes close by. Twickenham station is just a 2-minute walk providing access further west, London Waterloo and Richmond which has access to the District Line and Overground.

**Description:**

The available offices are arranged over first and second floors, via a self-contained entrance. The building is serviced by a passenger lift, which is accessed from the entrance lobby. The first floor is partitioned, and the second floor has been stripped back to a shell unit. A bespoke office fit out could be made available.

**Accommodation:**

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
First Floor	4,184 Sq Ft	388.7 Sq m
Second floor	4,384 Sq Ft	307.3 Sq m
Total	8,568 Sq Ft	796.0 Sq m

**Amenities:**

- Comfort Cooling and heating.
- Recessed Cat II lights.
- Gas central heating.
- Raised floor.
- Suspended ceiling.
- Passenger Lift.
- Security and fire detection systems.
- Double glazing.
- Kitchen.
- WC facilities.
- Showers.

**Quoting Rent:**

£27.50 per Sq ft

**Service Charge:**

To be confirmed

## **Rating Assessment:**

The first floor has a rateable value of £59,000 giving rates payable of £30,208.

The second floor has a rateable value of £68,500 giving rates payable of £35,072.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

## **Energy Performance Certificate:**

C69 First floor  
C75 Second floor

## **Anti Money Laundering**

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## **Viewing:**

Through Sole Agents, Michael Rogers.  
Tel: 020 8332 7788

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Subject to Contract May 2023

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