

**1 ILEX HOUSE  
HOLLY ROAD  
TWICKENHAM  
TW1 4HF**



**OFFICE BUILDING**

**1,071 Sq ft (99.9 Sq m) to 3,570 Sq ft (331.63 Sq m)**

**FOR SALE/TO LET**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

Ilex House is situated in the heart of Twickenham town centre, approximately one third of a mile from the railway station with regular services to London Waterloo (fastest journey time of 24 minutes). Twickenham is an ideal business location with numerous retail and leisure amenities within the town centre as well as easy access to the M3 and motorway network.

## Description

The property is laid out over three floors with WC facilities on each floor.

Amenities include: -

- Comfort cooling/heating
- Underfloor trunking.
- Suspended ceiling/ diffused lighting.
- Carpeting.
- Coded door entry.
- Fully fitted kitchen areas on each floor.
- DDA compliant WC.
- 2 parking spaces with the ability to park three cars.

## Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground	1,299	120.67
First	1,200	111.47
Second	1,071	99.49
<b>Total</b>	<b>3,570</b>	<b>331.63</b>

## Business Rates

The property has the following rateable values:-

Floor	Rateable Value	Rates Payable 24/25
Ground	£27,250	£13,722.50
First	£28,000	£13,972.00
Second	£21,500	£10,728.50

Applicants are advised to make there own enquiries with the Valuation Office Agency.

## Energy Performance Certificate

The building has an EPC of C67.

## Lease

The building/floors are available on new full repairing and insuring leases for terms by arrangement.

## Rent

£20 per sq ft per annum exclusive.

**Price**

Offers in the region of £1.2 m.

**VAT**

The property is elected for VAT.

**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](mailto:niall.christian@michaelrogers.co.uk)

Sneller Commercial -020 8977 2204

Sharon Bastion [sharon@snellers.com](mailto:sharon@snellers.com)

Subject to Contract

April 2024

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