

**2B 3 4 & 6 PHOENIX WHARF,
EEL PIE ISLAND,
TWICKENHAM
TW1 3DY**



**Unit 2 B 250 Sq ft (23.23Sq m) approx.
Unit 3 814 Sq ft (75.62 Sq m) approx.
Unit 4 900 Sq ft (83.61 Sq m) approx.
Unit 6 900 Sq ft (83.61 Sq m) approx.**

**UNIQUE SELF-CONTAINED STUDIOS
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. There is a range of six lower deck studios and six upper deck studios. All the Units have toilets, 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.



Accommodation:

The available suites offer the following approximate floor areas:

Unit 2B	Sq. Ft	Sq. M
Ground floor	250	22.23
Total	250	22.23

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

Unit 6	Sq. Ft	Sq. M
First floor	414	38.46
Second floor	486	45.15
Total	900	83.61

The accommodation benefits from:

- Landscaped entrance to the property.
- Laminate timber flooring.
- Fibre broadband.
- Open plan spaces on both floors.
- Gas central heating.
- WC on lower floors.
- Shower.
- Kitchenettes.



Terms:

The studios are available on new effective Full, Repairing and Insuring leases for terms by arrangement.

Rent:

Unit 2B £6,000 per annum exclusive.
Unit 3 £25,000 per annum exclusive.
Unit 4 £28,000 per annum exclusive.
Unit 6 £28,000 per annum exclusive.

Service Charge:

Unit 2B £1,112 per annum
Unit 3 £4,444 per annum.
Unit 4 £4,443 per annum.
Unit 6 £4,444 per annum.

Rates:

The units have the following rateable values.

Unit 2B Upon application.
Unit 3 Upon application.
Unit 4 £17,750.
Unit 6 £18,500.

All applicants are advised to contact Valuation Office Agency for further information.



EPC:

Upon application.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

07780 678684

Josh Thompson joshua.thompson@michaelrogers.co.uk

07701 086242

Subject to Contract April 2026

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