

**3 4 & 6 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.  
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](http://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 is within 20 minutes of Heathrow Airport. The shopping facilities of Twickenham town centre are less than a two minute 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 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
<b>Total</b>	<b>814</b>	<b>75.62</b>

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

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



### **Accommodation:**

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

**Service Charge:**

Unit 3 £4,444 per annum  
Unit 4 £4,443 per annum  
Unit 6 £4,444 per annum

**EPC:**

Upon application.

**Rates:**

The units have the following rateable values.

Unit 3 £13,750  
Unit 4 £13,750  
Unit 6 £14,500

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**

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Subject to Contract November 2024

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