

**5 PHOENIX WHARF,
EEL PIE ISLAND,
TWICKENHAM
TW1 3DY**



Unit 5 900 Sq ft (86.61 Sq m) approx.

**UNIQUE SELF-CONTAINED STUDIO
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.

The available suites offer the following approximate floor areas:

Unit 5	Sq. Ft	Sq. M
First floor	414	38.46
Second floor	486	45.15
Total	900	83.61



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 studio is available on a new effective Full, Repairing and Insuring lease for terms by arrangement.

Rent:

Unit 5 £27,500 per annum exclusive.

Service Charge:

Unit 5 £4,445 per annum.

EPC:

Upon application.

Rates:

The unit has a rateable value of £15,750 giving rates payable of £7,589.25 the following rateable values.

Unit 5 £15,750 giving rates payable of £7,859.25.

Interested parties are advised to contact Valuation Office Agency for further information.



Legal Costs:

Each party to bear their own legal costs.

For further information please contact:**Michael Rogers LLP – 020 8332 7788**

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Subject to Contract June 2025

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