

**Twining House
43-57 London Road
Twickenham
TW1 3SZ**



**720 sq ft (66.93 Sq m) to 3,665 sq. ft (340.43 sq m)
approx.**

OFFICE TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located on London Road near the junction with Arragon Road. Twining 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, also to London Waterloo and Richmond which has access to the District Line and Overground.

Description:

The building which is accessed via a glazed entrance and glass canopy, is arranged over the ground and on two upper floors.

Amenities:

- Comfort Cooling and heating
- Recessed Cat II lights
- Suspended ceiling
- Double glazing
- Perimeter trunking
- Male and female toilets on each floor
- Stainless Steel Trunking
- Security and fire detection systems
- Kitchen
- Video entry

**Accommodation:**

The unit has the following approximate gross internal area:

Floor	Sq M	Sq Ft
First, suite 3	66.93	720
First, suite 2	121.0	1,304
Second, suite 4	152.5	1,641
Total	340.43	3,665

Quoting Rent:

£22.50 per sq ft

Rating Assessment:

Floor	Rateable Value	Rates Payable
1 st Suite 3	£11,750	£5,863.25
1st Suite 2	£21,000	£10,479.00
2 nd Suite 4	£23,500	£11,726.50

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

Service Charge:

To be confirmed.

EPC:

First floor C69
Second floor C75

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 LLP
Tel: 020 8332 7788

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Subject to Contract May 2023

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