

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



**1,298 Sq ft (120.60 Sq m) to 4,398 Sq. Ft (408.53 Sq m)
approx.**

COMMERCIAL SUITES 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 to its 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, London Waterloo and Richmond, which has access to the District Line and Overground.

Description:

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

Amenities:

- Comfort cooling and heating
- Recessed Cat II lights
- Suspended ceiling
- Double glazing
- Male and female toilets on each floor
- Perimeter trunking
- Kitchens

**Accommodation:**

The suites have the following approximate net internal floor areas:

	SQ M	SQ FT
First Floor Suite 2	120.60	1,298
Second Floor Suite 3	152.50	1,642
Second Floor Suite 4	135.43	1,458
Total	408.53	4,398

Quoting Rent:

£22.50 per Sq ft

Rating Assessment:

Floor	Rateable Value	Rates Payable
First Floor Suite 2	£21,000	£10,479.00
Second Floor Suite 3	£23,500	£11,726.50
Second Floor Suite 4	£21,250	£10,603.75

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

Service Charge:

To be confirmed.

EPC:

First floor C69

Second floor C75

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For further information please contact:

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Subject to Contract July 2025

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