

**122 Nelson Road  
Whitton  
TW2 7AY**



**240 Sq ft (22.30 Sq m) to 690 Sq. Ft (64.10 Sq m)  
approx.**

**COMMERCIAL SUITES TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond TW10 6UQ

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**Location:**

The property is located on Nelson Road near the junction with Whitten High Street and Hounslow Road. Whitton is located on the borders of Twickenham and Hounslow and in the London Borough of Richmond upon Thames, approximately 12 miles southwest of central London. Whitton British Rail station is approximately ¼ of a mile providing a regular service to London Waterloo.

**Description:**

The two units are on the first floor. They are accessed via a ground floor entrance and carpeted stairs.

**Amenities:**

- Gas central heating
- Fluorescent lights
- Double glazing
- Male and female toilets
- Kitchen



**Accommodation:**

The suites have the following approximate net internal floor areas:

	<b>SQ FT</b>	<b>SQ M</b>
Suite 122B	240	22.30
Suite 122C	450	41.80
Total	690	64.10

**Quoting Rent:**

Suite 122B £6,000 per annum inclusive of service charge but excluding utilities.

Suite 122C £10,000 per annum inclusive of service charge but excluding utilities.

**Rating Assessment:**

<b>Floor</b>	<b>Rateable Value</b>	<b>Rates Payable Per Annum</b>
Suite 122B	£4,250	£1,836.00
Suite 122C	£7,100	£3,067.20

Small business rate relief should apply.

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

**Service Charge:**

Included in rent.

**Energy Performance Certificate:**

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### **For further information please contact:**

Through Sole Agents, Michael Rogers. Tel: 020 8332 7788

**Niall Christian** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Mobile: 07780 678684

**Joshua Thompson** [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Mobile: 0770 108 6242

Subject to Contract April 2026

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