



TO LET

PHOENIX WHARF, EEL PIE ISLAND, TWICKENHAM TW1

A rare creative workspace on the Thames

Studios range from 510 – 885 sq ft and benefit from flexible Class E use

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A CREATIVE WORKSPACE ON THE THAMES

Phoenix wharf is a distinctive collection of self-contained creative studios located on historic Eel Pie Island in Twickenham – one of London's most unique and long-established creative communities.

Set directly on the River Thames, the development offers a calm, design-led alternative to conventional offices and generic co-working environments, combining practical workspace with natural light, river views and landscaped communal gardens.

Originally known for its rich musical and artistic heritage, Eel Pie Island remains home to an independent creative community of studios, makers and riverside homes, providing a unique setting for modern creative businesses seeking space with character, focus and identity.

Phoenix Wharf is particularly suited to:

- Creative agencies
- Architecture and interior design practices
- Production and media companies
- Startups and hybrid teams
- Independent studios & consultancies
- Artists and Wellness practitioners.

The available studios range from 510 – 885 sq ft and benefit from flexible Class E use.

COMMON FEATURES

Phoenix Wharf is arranged around a landscaped communal courtyard planted with mature Eriobotrea trees, creating a uniquely calm and sheltered working environment.

Additional shared amenities include:

- Japanese riverside garden
- Decked seating area overlooking the Thames
- Generous lawn & outdoor breakout space
- 24-hour access
- Gated security and CCTV



LOCATION

Phoenix Wharf is situated on Eel Pie Island, Twickenham – a unique riverside enclave accessed via a footbridge from the town centre.

Twickenham station is approximately a 15-minute walk away, providing direct rail connections into central London, while the surrounding area offers a wide range of cafes, restaurants and local amenities. The setting provides a rare balance between accessibility and retreat: close enough for practical day-to-day business use yet distinctly removed from the pace and atmosphere of conventional London office environments.

AVAILABILITY

Studios available from July 2026

Rents upon application

Viewings strictly by appointment

AVAILABLE STUDIOS

Lower Deck Studios

510 sq ft (46.8 sq m)

Self-contained open-plan studios with front and rear access balconies overlooking the landscaped central courtyard and River Thames.

Features include:

- Natural light
- River and courtyard views
- Flexible layout
- High speed broadband
- Shared landscaped amenities

Two units currently available. Splits may be considered subject to arrangement.

Upper Deck Studios

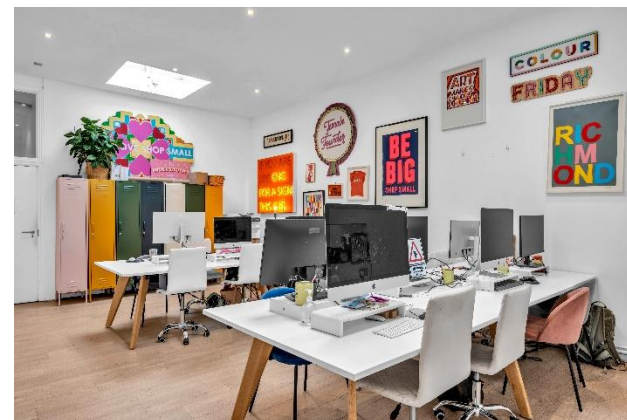
885 sq ft (82.2 sq m)

Light-filled duplex studios with private balconies, rooflights and views across the Thames.

Features include:

- Duplex configuration
- Excellent natural light
- Private balconies
- Kitchenette
- Shower room & WC
- High-speed broadband

Two units currently available. Individual floors may be occupied separately if required.



ANTI MONEY LAUNDERING

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