020 3205 0200 eddisons.com

Eddisons

Second Floor Offices - TO LET



SECOND FLOOR OFFICES

46/48 LONDON ROAD TWICKENHAM TW1 3RJ

Rent: £19.50/sq ft

Central Location adjacent to Waitrose

- Close to Twickenham Railway Station
- Good natural light
- New lease

Size: 1,200 sq ft

LOCATION

Situated in a prominent position on London Road in the heart of Twickenham. Twickenham Mainline Station is situated very close to the premises as well as the many and varied retail restaurant and café facilities of Twickenham

DESCRIPTION

The offices are situated on the second floor of this purpose built building and afford excelent natural light.

SERVICES

Male and Female WCs

Carpet

Arranged as open plan and 4 offices

New lease available on flexible terms

Small Kitchenette

ACCOMMODATION

2nd floor office Approx 1200 sqft

PLANNING

Class E Office use

PRICE/RENT

Rent only £19.50/sqft

VAT

The building is currently not elected for VAT

LEASE TERMS

New lease available on flexible terms

TIMING

Currently occupied till March 2023

RATES

The current RV is £13,000

In April 2023 the RV changes to £16,250 Rates payable Upon application to Local authority

TENURE

To Let

LEGAL COSTS

Each side pays their own legal costs in connection with the letting

EPC

BAND D-94

LISTED STATUS

Not listed

ASERVICE CHARGE

There is a service charge.

The on account amount for the current year 2023 is

£10,180 per annum Equating to £8.48/sqft

VIEWING

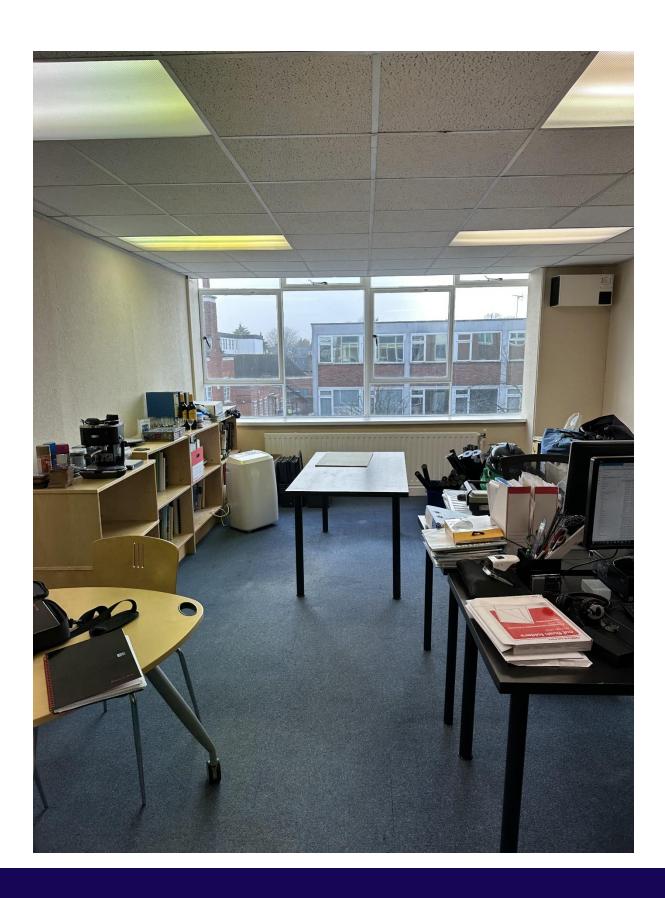
Strictly via the agents

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