

020 3205 0200

eddisons.com

Second Floor Offices - TO LET

Eddisons



## SECOND FLOOR OFFICES

46/48 LONDON ROAD TWICKENHAM TW1 3RJ

Rent: £19.50/sq ft

Size: 1,200 sq ft

- Central Location adjacent to Waitrose
- Close to Twickenham Railway Station
- Good natural light
- New lease

## 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 excellent natural light.

## SERVICES

Male and Female WCs  
Carpet  
Arranged as open plan and 4 offices  
New lease available on flexible terms  
Small Kitchenette

## ACCOMMODATION

2<sup>nd</sup> 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

**Mark Belsham**  
**07973 372 698**

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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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