

## 33 - 35 LONDON ROAD TWICKENHAM

2,104 sq ft / 195.44 sq m



### ADDRESS

33 - 35 London Road  
Twickenham  
TW1 3SZ

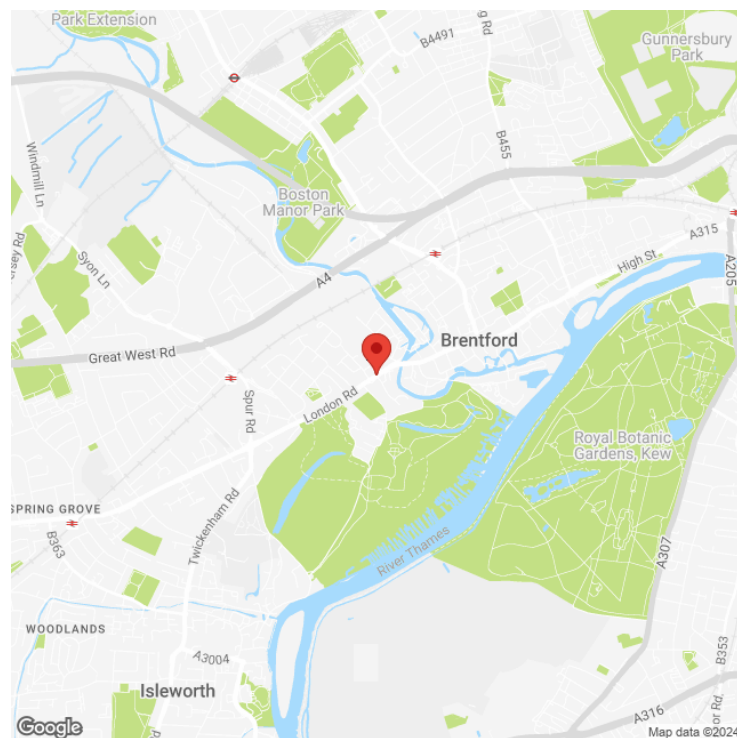
### DESCRIPTION

#### Commercial Unit To Let

The property is located in the centre of Twickenham on London Road (A310) close to the junction with Holly Road. Numerous bus routes are available close by and Twickenham station is a two minute walk providing frequent rail services to London Waterloo and Richmond ( which has access to the District Line and Overground).

The unit is arranged over ground floor and is part of a terrace consisting of a double retail unit with offices and residential above. The property is in shell condition and has rear access.

Dated: 18/10/2024



## SPECIFICATION

Double fronted unit

Office

Cold store

Store

Male & female WC's and disabled WC

Rear access

EPC Rating B31

## Tenure

Available on a new effective full repairing & insuring lease for a term by arrangement incorporating five yearly, upward only reviews

## Rent

£80,000 per annum exclusive

## Service Charge

Upon application

## Rates

Rateable Value £48,500. Rates payable £24,201.50 per annum.

## Size

2,104 sq ft / 195.44 sq m

## CONTACT

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Dated: 18/10/2024

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