

## ALLIED HOUSE TWICKENHAM

1st Floor 4,184 sq ft. 2nd Floor 4,384 sq ft.



### ADDRESS

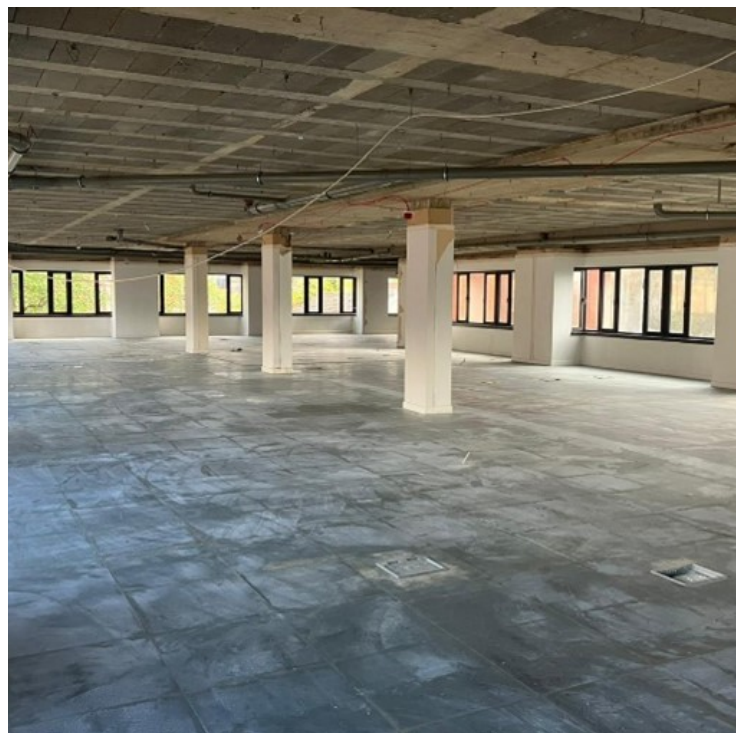
Allied House  
London Road  
Twickenham  
TW1 3SZ

### DESCRIPTION

Office to let, with car parking. The property is located on London Road (A310) at its junction with Holly Road. The property enjoys good accessibility to public transport with numerous bus routes close by. Twickenham railway station is a two minute walk providing access to London Waterloo.

The available offices are arranged over first and second floors via a self-contained entrance. The building is serviced by a passenger lift, which is accessed from the entrance lobby. The first floor is partitioned, with the second floor being stripped back to a shell unit. A bespoke office fit out could be made available.

Dated: 19/09/2024



## SPECIFICATION

- Comfort cooling & heating
- Recessed CAT II lighting
- Gas central heating
- Raised floors
- Suspended ceilings
- Passenger lift
- Security & fire detection systems
- Double glazing
- Kitchen
- WC facilities & showers

**Tenure** Leasehold  
**Rent** £27.50 per sq ft.

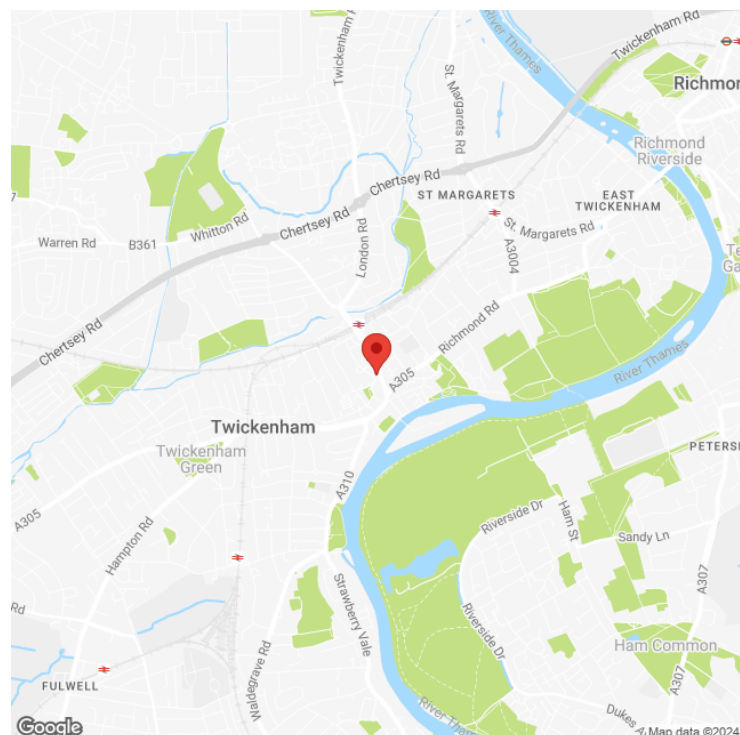
**Service Charge** To be confirmed

**Rates** RV £59,000. Rates payable £30,208.

**Size** 1st Floor 4,184 sq ft. 2nd Floor 4,384 sq ft.

## CONTACT

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Dated: 19/09/2024

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