

6 PHOENIX WHARF EEL PIE ISLAND, TWICKENHAM

1st Floor 414 sq ft / 38.46 sq m. 2nd Floor 486 sq ft / 45.15 sq m. Total 900 sq ft / 83.61 sq m



ADDRESS

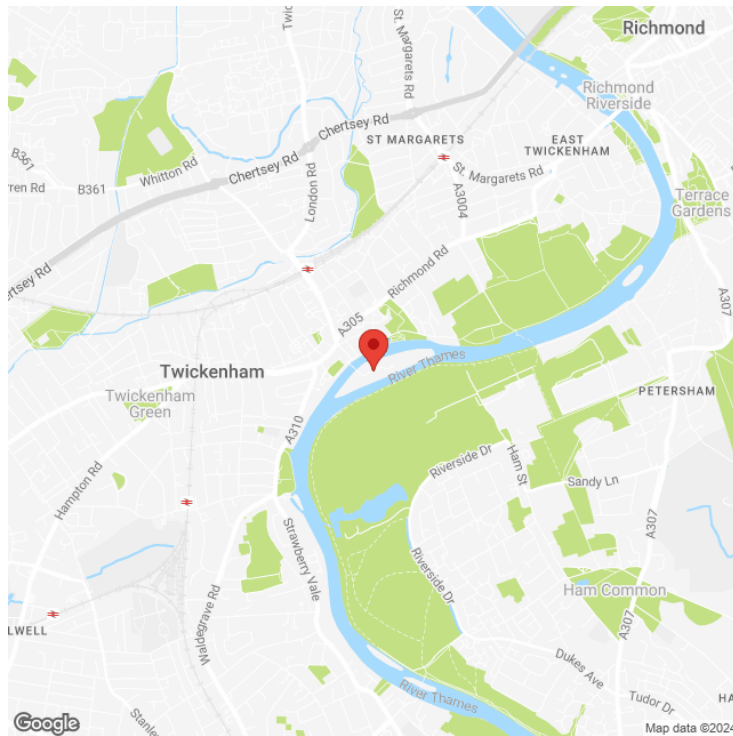
Studio 6 Phoenix Wharf
Eel Pie Island
Twickenham
TW1 3DY

DESCRIPTION

Unique Self-Contained Studios To Let

Eel Pie Island is situated on the River Thames close to Twickenham town centre. Phoenix Wharf is located on the north side of the island with access via footbridge from The Embankment. Phoenix Wharf comprises a complex of 12 creative studios. The available studio is arranged over first and second floors.

Dated: 22/12/2024



SPECIFICATION

Landscaped entrance to the property

Laminate timber flooring

Fibre broadband

Open plan spaces on both floors

Gas central heating

WC on lower floor

Shower

Kitchenette

Tenure	Leasehold
Rent	£28,000 per annum exclusive
Service Charge	£4,444 per annum
Rates	RV £14,500
Size	1st Floor 414 sq ft / 38.46 sq m. 2nd Floor 486 sq ft / 45.15 sq m. Total 900 sq ft / 83.61 sq m

CONTACT

Niall Christian

BSc MRICS

T 020 8332 4591

M 07780 678684

E niall.christian@michaelrogers.co.uk

Joshua Thompson

Trainee Surveyor

T 0208 332 4594

M 0759 910 7005

E joshua.thompson@michaelrogers.co.uk

Dated: 22/12/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ