

**6 Oriel Court
The Green
Twickenham
TW2 5AG**



SELF CONTAINED OFFICE BUILDING

TO LET ON FLEXIBLE TERMS

AVAILABLE FULLY FITTED

1,198 SQ FT (111.30 sq. m) approx.

With 5 Car Spaces

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL Fax: 020 8332 7799

www.michaelrogers.co.uk

Location:

The building occupies a prominent position in the North East corner of Twickenham Green and is situated at the entrance of an established commercial scheme. The building forms part of the Oriol Court office development.

Twickenham is an affluent mixed-use town and is a strong suburban commercial centre located in the South West of London close to the M3, M25 and Heathrow airport. The town lies on the main A316 which provides direct access onto the M3. Both Twickenham and Strawberry Hill train stations are close by.

The property is approximately 1 mile from the town centre in an established commercial location with a good aspect over Twickenham Green.

Description:

The building is an end of terrace and benefits from excellent light. The available office accommodation is over ground and first floor to provide the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	559	51.93
First	639	59.37
TOTAL	1,198	111.30



The building benefits from the following: -

- Comfort cooling and heating.
- Category Two lights.
- Perimeter trunking and raised floor on first floor.
- Floor coverings.
- Kitchenette.
- Male and female WC, s.
- Shower.
- 5 car spaces.
- Burglar and fire alarm system.
- Power points and phone lines.

The building can be made available fully fitted with desks, chairs, meeting tables etc.

Terms:

The property is available on a new Full, repairing and Insuring lease for a term by arrangement.

Rent:

Upon application.

Business Rates:

The office building has a rateable value of £19,500 which at 0.491 gives rates payable of £9,574.50.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

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Subject to Contract June 2021

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