

**PHOENIX WHARF,
EEL PIE ISLAND,
TWICKENHAM
TW1 3DY**



Unit 3 - 510 Sq ft (46.80 Sq m) approx.

**UNIQUE SELF-CONTAINED OFFICES
TO LET**

020 8332 7788

**Suite A, 1 Hill Rise, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk**

Location:

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 a footbridge from The Embankment. The island has a unique and historical background and provides a special environment.

Eel Pie Island is a short distance from Twickenham Main Line Station providing regular fast links to London Waterloo and out of London. It is also convenient for M3, M4 and M25 motorways and within 20 minutes of Heathrow Airport. The shopping facilities of Twickenham town centre are within two minutes' walk.

**Description:**

Phoenix Wharf is a complex of 12 creative studios and three houseboats. There is a range of six lower deck studios and six upper deck studios. There are toilets for visitors and staff use and all studios are fitted with broadband.

The building has outstanding views overlooking The River Thames. The available unit offers an occupier the opportunity of giving staff a tranquil working environment.

There is also a paved central courtyard with a gas barbeque, a Japanese garden area with a lawn and a decked seating area.

The available suite offers the following approximate floor areas:

Unit 3	Sq. Ft	Sq. M
Lower deck	510	46.8
Total	510	46.8

Accommodation:

The accommodation benefits from:

- Landscaped entrance to the property.
- Laminate timber flooring.
- Fibre broadband.
- Meeting rooms.
- Gas central heating.
- Male and female WCs.
- Shower.
- Kitchen.

Terms:

The offices are available on new effective Full, Repairing & Insuring leases for a term by arrangement.

Rent:

£15,000 per annum exclusive.

Service Charge:

£2,221.55 per annum.

EPC:

Upon application.

Rates:

Upon application.

The occupier may benefit from small business rate relief and are advised to contact Valuation Office Agency for further information.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian Niall.Christian@michaelrogers.co.uk

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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

Regulated by RICS