

**Premier House
52 London Road
Twickenham
TW1 3RP**



11,163 Sq ft (1,037.1 Sq m) approx.

SELF-CONTAINED OFFICE SUITE

WITH 9 CAR PARKING SPACES

TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

www.michaelrogers.co.uk

Location:

Premier House is located on the east side of London Road at its junction with Arragon Road occupying a prominent virtual island site. Twickenham is an important and popular mixed commercial/residential area on the north side of the River Thames.

The area is recognised as one of London's most affluent districts benefitting from a wide range of restaurants, shops and hotels along with many other amenities. London Road forms part of the main retail area within Twickenham, along with Kings and Church Road.

As an office location, the area strongly benefits from strategic positioning being close to both Heathrow Airport and the M3. The site benefits from excellent public communications. Twickenham train station is within a 3-minute walk away providing a service to London Waterloo in 26 minutes London Victoria in 30 mins (Via Clapham Junction) and Reading in 1 hour 3 mins.

Description:

Premier House comprises of some 47,000 sq. ft of offices arranged over ground and four upper floors. The available accommodation consists of the entire second floor split into two wings.

The building was developed by the Low Carbon Workplace Partnership who manage the quality and energy consumption of the building and maximise the building's energy efficiency.

The amenities include;

Raised accessible floor providing 70mm clear void.

2.87 m floor to ceiling height.

Chilled beams with integrated lighting.

Double glazed windows with solar controlled glazing to south and west elevation.

Movement daylight sensor lighting to provide average of 400 lux.

Self-contained vertical risers for telecoms and data installation.

Bicycle storage.

Shower facilities.

Male and female toilets on each floor.

Accommodation:

| | SQ FT | SQ M |
|---|--------------|-------------|
| 2 nd Floor Arragon Road Wing | 5,636 | 523.6 |
| 2 nd Floor London Road Wing | 5,527 | 513.5 |
| TOTAL | 11,163 | 1,037.1 |

Terms:

The offices are available on a new sub-lease for a term to be agreed up to 15th August 2027.

Rent:

Rent Upon Application.

Business Rates:

We have been advised that the rateable values of the suites are as follows: -

| | Rateable Value | Rates Payable Per Annum |
|---|-----------------------|--------------------------------|
| 2 nd Floor Arragon Road Wing | £88,000 | £44,352 |
| 2 nd Floor London Road Wing | £89,000 | £44,856 |

Interested parties are advised to confirm this information with the Valuation Office Agency.

EPC:

B45

Service charge:

We are advised that the service charge equates to approximately £10.17 per Sq ft.

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

Or our joint sole agents

Challinor and Co – 01778 424982

Andrew Challinor andrewc@challinorproperty.co.uk

Subject to Contract
July 2019

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