

**Thames House,
5-6 Church Street
Twickenham
TW1 3NJ**



**Self-contained Office Building with parking
To Let
Immediately Available
3,529 sq. ft (328.00 sq. m) approx.**

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

www.michaelrogers.co.uk

Location

Thames House stands on the award-winning Church Street, described by the leader of the London Borough of Richmond Upon Thames council to be the 'jewel in the crown' of Twickenham. Church Street alone provides a variety of boutique shops, restaurants, and pubs. The property is based just off Richmond Road, providing further retail amenities. Thames House is very accessible by public transport with numerous bus routes close by Twickenham station is just a 6-minute walk, whilst St Margaret's is a 16-minute walk, providing both trains in and out of London.

Description

Thames House provides a high standard of office space over three floors which have been subject to recent refurbishment, there are kitchens located on the ground and second floors. At approximately 3,600 sq. ft (334.45 sq. m), the property is ideal as a head office. There is on-site parking for up to six vehicles.

Accommodation

	Sq Ft	Sq M
Basement	77	7.16
Ground floor	1,161	107.90
First Floor	1,098	102.04
Second floor	1,193	110.87
Total	3,529	328.00

Amenities

- Excellent natural light
- Self-contained.
- On-site parking
- Shower facilities
- CCTV
- Fire detection
- Kitchens
- Multiple WC's
- Air conditioning
- LED lighting
- Alarm system

Terms

By way of a new lease on terms to be agreed.

Rent

£139,500 per annum exclusive.

Business Rates

	Rateable Value	RV 1 st April	Rates Payable	RP 1 st April
Ground floor	£14,250	£14,000	£7110.75	£6,986.00
First Floor	£12,500	£12,250	£6237.50	£6112.75
First Floor	£5,000	£5,300	£2554.90	£2644.70
Second floor	£12,500	£12,250	£6237.50	£6112.75
Second floor	£4,550	£4,750	£2270.45	£2370.25

Applicants are advised to make their own enquiries with the Valuation Office Agency.



Energy Performance Certificate

EPC : C-71

ANTI MONEY LAUNDERING

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Viewing

Michael Rogers LLP

Tel: 020 8332 7788

Niall Christian:

niall.Christian@michaelrogers.co.uk

Joshua Thompson

joshua.thompson@michaelrogers.co.uk

Subject to Contract April 2023

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