

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

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.

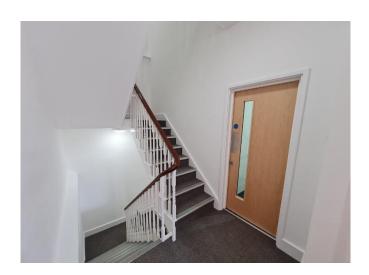
Business Rates

	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

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

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

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