

**9 Briar Road  
Twickenham  
TW2 6RB**



**2,500 Sq ft (232.40 Sq m) approx.**

**SELF CONTAINED OFFICE BUILDING WITH PARKING**

**TO LET**

**020 8332 7788**

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

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**Location:**

The property is located on Briar Road just off Staines Road in close proximity to Twickenham Green and a variety of shops, restaurants and pubs. The building is very accessible by public transport with numerous bus routes close by. Strawberry Hill Railway Station is 10 minutes' walk, and Twickenham Railway Station is some 15-minutes' walk. Both provide access further west and to London Waterloo via Richmond which has access to the District Line and Overground.

**Description:**

9 Briar Road is a self-contained building arranged over ground and two upper floors with rear access

The property benefits from the following: -

- Comfort cooling and heating
- Gas central heating
- Raised floors with floor boxes
- WCs on all floors with ground floor being DDA compliant
- Kitchen
- Carpeting
- Suspended ceiling
- Recessed lighting
- 8 car spaces

**Accommodation:**

Floor	SQ M	SQ FT
Ground	75.10	807
First	77.40	833
Second	79.90	860
Total	232.40	2,500

**Terms:**

The premises are available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£50,000 per annum exclusive.

**Rates:**

We have been advised that the Rateable Value is £51,000 with rates payable of £25,449.00 (2024/25)  
All interested parties are advised to check this information with the Valuation Office Agency.

**Energy Performance Certificate:**

EPC Rating: C74.

**Legal Costs:**

Each party to bear their own legal costs.

**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.

**For further information please contact:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract November 2024

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