

**AMPERSAND HOUSE, 49-53 YORK STREET, TWICKENHAM, TW1 3LP**

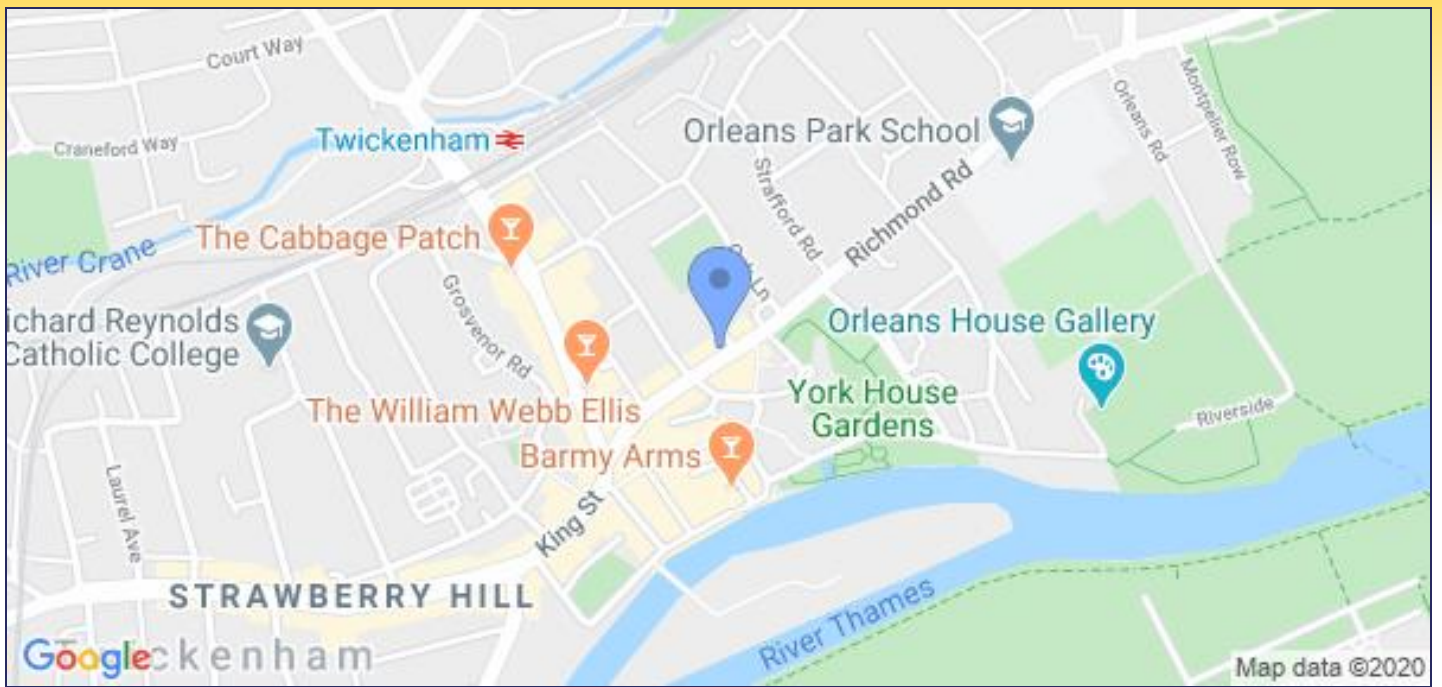


**SUMMARY**

- **1,544 to 3,626 sq ft (143.49 to 336.99 sq m)**
- **Fully refurbished Grade A office building**
- **TWO FLOORS REMAINING**
- **Leasehold**
- **To Let**
- **Rent: £33.50 per sq ft**

**AMENITIES**

- **3 car parking spaces**
- **8 person lift**
- **Air-conditioning**
- **LED lighting**
- **Reception area**
- **Secure bike lock-up**
- **Suspended ceilings**
- **WC/shower facilities**



## LOCATION

Twickenham is located approximately 2 miles from Richmond and profits from excellent transport links. Waterloo can be reached within 30 minutes via the South West Trains service. The property is located in the heart of Twickenham Town Centre and prospers from many local amenities with the Thames riverside a 2 minute walk away and the ever popular Church Street offering a more varied selection of pubs, restaurants and boutiques.

## DESCRIPTION

The property comprises two remaining floors of open plan refurbished Grade A office space with a redeveloped reception area, upgraded WC/shower facilities and up to 3 parking spaces. Other amenities include an updated air-conditioning system, suspended ceilings, LED lighting and secure bike lock-up.

## ACCOMMODATION

FLOOR	SIZE
3rd Floor	1,544 sq ft (143.49 sq m)
2nd floor	2,082 sq ft (193.49 sq m)
<b>Total</b>	<b>3,626 sq ft (337 sq m)</b>

## RENT

£33.50 per sq ft

## RATES

To be assessed.

## VAT

VAT is applicable

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWING

Viewing strictly by prior appointment with joint sole agents:

Julius de Mattos 020 8940 2266 j.demattos@martincampbell.co.uk	Dominic Arthur 020 8940 2266 d.arthur@martincampbell.co.uk
--	--

Piers Leigh - Avison Young  
020 7 406 7521  
piers.leigh@avisonyoung.com