

## 138 HOLLY ROAD, TWICKENHAM, TW1 4HQ



### SUMMARY

- 1,842 sq ft (171.19 sq m)
- Self contained Ground Floor Office
- Excellent parking
- To Let
- Rent: £39,500 pa excl
- Available on a new lease for a term to be arranged

### AMENITIES

- Allocated parking
- Bike store
- Comfort Cooling
- Disabled WC/Shower
- Fitted kitchen
- Garden Area
- Gas central heating
- Perimeter trunking
- Second WC



## LOCATION

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The building is located on Holly Road in Twickenham town centre. There is vehicular entrance to the property and parking, accessed from Clifden Road with pedestrian access from Holly Road. Twickenham railway station is approximately 0.4 miles away, providing a regular service to London Waterloo with journey times from approximately 25 minutes. For road communications the A316 provides access to the M3, M25 and motorway network.

## DESCRIPTION

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The mixed use building was constructed in 2006 and this self contained office is located on the entire ground floor. The office is open plan with a glass partitioned meeting room. There is a feature Lantern Light in the roof over the reception area and a glazed canopy to the main entrance.

## ACCOMMODATION

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The office has an approximate net internal floor area of:-  
171.4 sq. m (1842 sq. ft)

## LEASE / TERM

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Available on a new lease for a term to be arranged

## RENT

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£39,500 pa excl

## RATES

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The premises is listed on the VOA website as having a rateable value of £33,000 with a current rate in the pound of 49.3 (2017/2018)

## VAT

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VAT is applicable

## EPC RATING

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TBC

## VIEWING

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Viewing strictly by prior appointment with the joint sole agent:

Dominic Arthur  
020 8940 2266

d.arthur@martincampbell.co.uk

Julius de Mattos  
020 8940 2266

j.demattos@martincampbell.co.uk

Sharon Bastion - Sneller  
Commercial  
020 8977 2204  
sharon@snellers.com