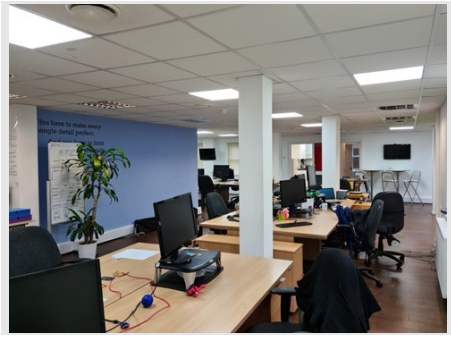
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

138 HOLLY ROAD, TWICKENHAM, TW1 4HQ



SUMMARY

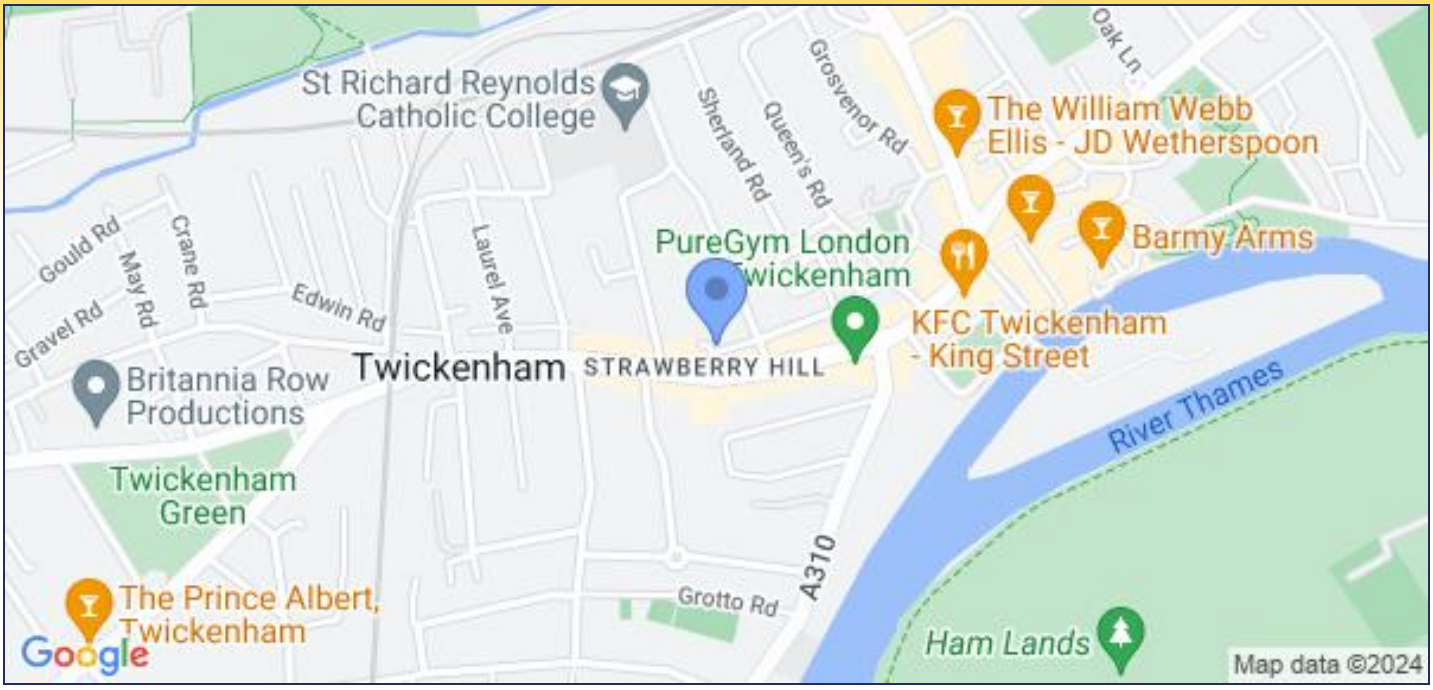
- **1,842 sq ft (171.19 sq m)**
- **Excellent Parking**
- **Outdoor Space**
- **To Let**
- **Rent: £35,950**
- **Offered subject to a new lease; terms to be agreed.**

AMENITIES

- **Bike and bin store**
- **Comfort Cooling & Gas central heating**
- **Garden area**
- **Potential to park up to 7 cars**
- **Second WC & Shower**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

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 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

This 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

FLOOR	SIZE
Ground Floor Office	1,842 sq ft (171.19 sq m)
Total	**1,842 sq ft (171 sq m)**

LEASE / TERM

Offered subject to a new lease; terms to be agreed.

RENT

£35,950

RATES

The rateable value of the subject property is £33,000 per annum; rates payable for most occupiers: £16,203 per annum (small business multiplier of 49.1p).

VAT

EPC RATING

C61

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4619. Date: 2024