

**THAMES HOUSE, GROUND FLOOR, 6 CHURCH STREET,
TWICKENHAM, TW1 3NJ**

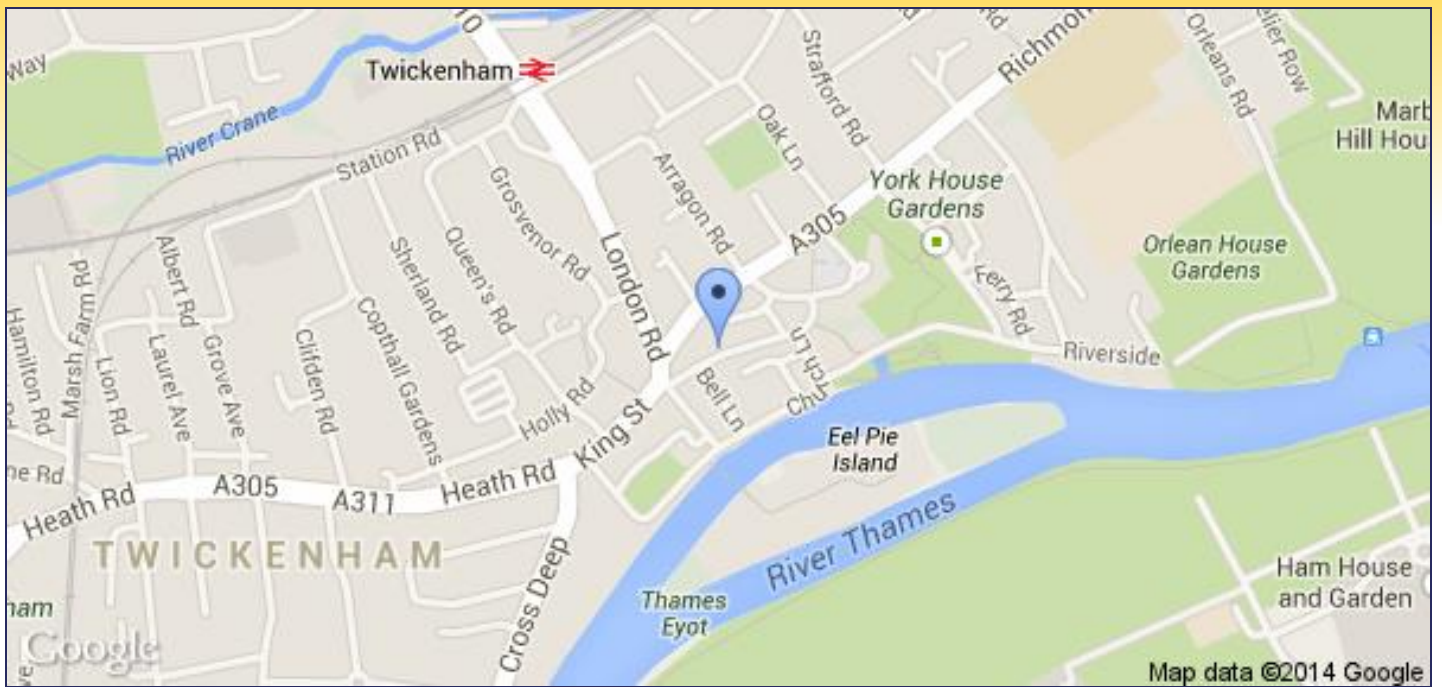


SUMMARY

- **953 sq ft (88.57 sq m)**
- **Quality office suite**
- **Recently redecorated**
- **To Let**
- **Available**
- **Rent: £39,500 p.a. inclusive**

AMENITIES

- **Comfort cooling**
- **Gas fired central heating**
- **Kitchenette**
- **Shared Board Room, by arrangement**
- **Shared WC & Shower facilities**



LOCATION

The office is located near to the Thames, in an historic and picturesque street, very close to Twickenham main line railway station with its frequent trains into Waterloo; the fastest taking just over 20 minutes with four per hour. Within a short stroll there is a wide range of restaurants for entertaining customers and visitors. High street and convenience shops (including M&S and Waitrose food stores) are less than 5 minutes' walk away.

DESCRIPTION

The premises, which have recently been redecorated, is arranged on the ground floor with its own private entrance and comprise an L shaped open plan working area and one individual office. Use of boardroom seating up to 12 by arrangement. It is positioned on a square which has won many awards for its floral decorations.

ACCOMMODATION

Rent to include: Business rates/ Water rates/ Refuse collection/ Electricity/ Gas/ General daily office cleaning and monthly window cleaning/ Building insurance (but not contents)/ Two zoned air cooling and thermostatically controlled radiators/ Air cooling & boiler maintenance/ Security alarm services and monitoring, emergency lighting/ Fire protection (alarms & extinguishers)/ Building maintenance (Exterior & common parts), repairs and redecoration and arranging for "odd jobs"/ Use of breakout area seating up to 5 by arrangement.

LEASE

The premises are available on a new Fully Inclusive Lease, the length of the term to be agreed.

RENT

£39,500 p.a. inclusive

RATES

All inclusive within the rent

VAT

VAT is not applicable

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

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