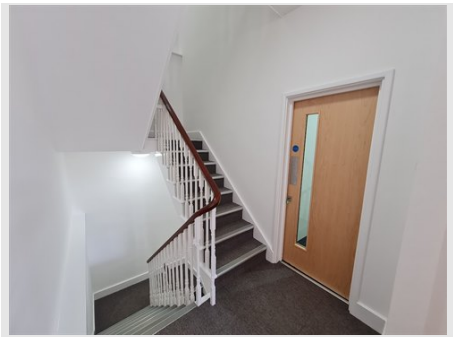
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET & LEASEHOLD

THAMES HOUSE, 5/6 CHURCH STREET, TWICKENHAM, TW1 3NJ



SUMMARY

- **3,529 sq ft (327.97 sq m)**
- **Attractive Combination of Period and Modern Offices**
- **Historic Riverside Enclave**
- **Leasehold**
- **To Let**
- **Rent: upon application**
- **The premises are available on a new Lease, subject to terms.**

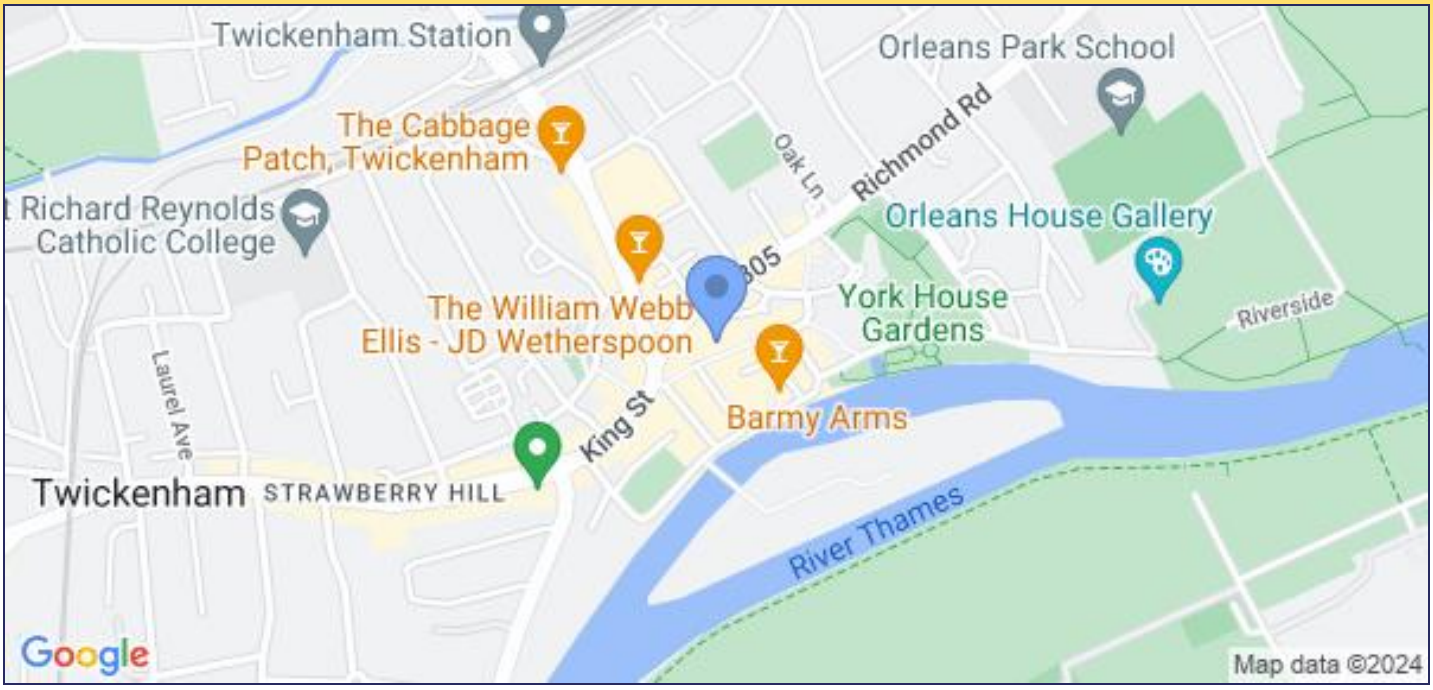
AMENITIES

- **Air-conditioning including comfort cooling**
- **Attractive historic enclave**
- **Board Room**
- **Both Period and Modern offices**
- **Gas fired central heating**
- **Kitchen & Kitchenette**
- **Parking for 6 cars**
- **WC & Shower facilities**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The office is located near to the Thames, on an historic and picturesque street, very close to Twickenham main line railway station with 8 trains per hour into Waterloo; four taking about 20 minutes. 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 subject premises comprise a brick built three storey Georgian-style building currently arranged and fitted-out as offices, with adjacent, open-plan, modern L-shaped offices. The premises have been subject to refurbishment. Parking onsite for 6 cars.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	1,161 sq ft (107.90 sq m)
First Floor	1,098 sq ft (102.04 sq m)
Second Floor	1,193 sq ft (110.87 sq m)
Basement	77 sq ft (7.16 sq m)
Total	**3,529 sq ft (328 sq m)**

LEASE / TERM

The premises are available on a new Lease, subject to terms.

RENT

upon application

RATES

The rateable value for the subject property is circa £51,000.

VAT

VAT is not applicable

EPC RATING

71 C

LEGAL COSTS

Tenant responsible for both sides legal costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4621. Date: 2024