



Ampersand House, 49-53 York Street, Twickenham TW1 3LP

Quality Office Accommodation

TO LET

Area: 1,545 sq ft (144M²) | Rent: ROA |



Showers
W/C/shower
facilities



Lift
Lift access



Natural Light
Excellent natural
light



Parking
x1 parking space

LOCATION:

Twickenham is located within the affluent south western quadrant of Greater London and benefits from excellent transport links via National Rail lines into Waterloo in just 23 minutes and the M3 motorway via the A316. The property is prominently situated in the centre of town, on the main thoroughfare leading into Richmond and is approximately 5 minutes walk from the Riverside and Twickenham Station. Local amenities include Starbucks, Waitrose, Caffè Nero and Pizza Express.

www.stirlingshaw.co.uk



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DESCRIPTION:

Quality office accommodation comprising triple aspect, open-plan workspace, with air-conditioning, LED lighting, lift access and WC/shower facilities. The premises are also offered with parking and secure bike storage.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	1,545	144
TOTAL	1,545 sqft	144 sqm

AMENITIES:

- x1 parking space
- LED lighting
- Reception
- Lift access
- Secure bike storage
- Air-conditioning

LEASE: A new lease offered, the terms of which are to be agreed.

RENT:	ROA	VAT:	Applicable
SERVICE CHARGE:	Upon application	RATES PAYABLE:	Upon application
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

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