



## 20 The Green, Twickenham TW2 5AB

### TO LET

Area: 1,175 FT<sup>2</sup> (109M<sup>2</sup>) | Rent: POA|



**Area**  
1,175 sq ft



**Availability**  
Available  
immediately



**Location**  
Prominent location  
on Twickenham  
Green



**Natural Light**  
Excellent natural  
light

#### LOCATION:

Twickenham is located within the affluent south western quadrant of Greater London and benefits from excellent transport links being situated on the A316, 10 miles south west of Central London and 5.6 miles east of Heathrow Airport. The town also benefits from a regular commuter rail service direct to London Waterloo. The property is situated prominently on the corner of Twickenham Green where it meets Heath Road. Local amenities include, Sainsbury's, Tesco, Arthur's Pizza and De Alfredo Italian.

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### DESCRIPTION:

Occupying a prominent corner pitch in an excellent location on Twickenham Green, the property comprises two floors of cellular office accommodation suitable for a variety of commercial uses. The building is accessible from the rear via an attractive and secure private courtyard and benefits from good internal configuration and excellent natural light with views of The Green opposite. Other features include CCTV, gas central heating, two fitted kitchens and WC facilities.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
First Floor	661	61
Second Floor	514	48
TOTAL	1,175 sqft	109 sqm

### AMENITIES:

- Multi-use commercial accommodation
- Private courtyard entrance
- Gas central heating
- Ideal for public facing occupiers
- Desirable location
- x2 fitted kitchens and WC facilities

### LEASE:

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

**RENT:** POA

**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.

### CONTACT:



**Julius de Mattos**  
07969 395767  
jdemattos@stirlingshaw.co.uk



**Andy Shaw**  
07498 854767  
ashaw@stirlingshaw.co.uk

