



## 3 Oriel Court, Twickenham TW2 5AG

*Quality Self - Contained Office Building with Parking*

### TO LET

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



**Availability**  
Available for  
immediate  
occupation



**Location**  
Excellent location  
on Twickenham  
Green



**Parking**  
3x parking spaces



**Showers**  
WC & shower  
facilities

#### 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 on Twickenham Green moments from local amenities including: Sainsbury's, Tesco, Arthur's Pizza and De Alfredo Italian.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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**DESCRIPTION:**

Situated within a secure gated estate, the property comprises bright and spacious office accommodation with parking, arranged at ground and first floor levels. Suitable to a wide range of small to medium sized E class businesses and offered with a full furniture package if required, the premises are well configured internally providing both open-plan and cellular layout options. Key features include: climate control, Cat II lighting, Cat 5 cabling, kitchenette and WC/shower/cloakroom facilities.

**FLOOR AREA:**

FLOOR	AREA SQFT	AREA SQM
Building Area	1,175	109
<b>TOTAL</b>	<b>1,175 sqft</b>	<b>109 sqm</b>

**AMENITIES:**

- Full furniture package offered
- Secure gated estate
- WC/shower facilities
- Private meeting rooms
- Climate control
- Cat II lighting and Cat 5 cabling

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

<b>RENT:</b>		<b>VAT:</b>	Applicable.
<b>SERVICE CHARGE:</b>	Upon application.	<b>RATES PAYABLE:</b>	We are verbally informed that the rateable value is £19,250.
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

**CONTACT:**



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