



Thames House

5-6 Church Street, Twickenham, TW1 3NJ

**The subject premises
comprise a brick built three
storey Georgian-style
building currently arranged
and fitted-out as offices.**

800 to 3,529 sq ft
(74.32 to 327.85 sq m)

- Historic riverside enclave
- Self-contained
- Air-conditioned/Comfort Cooled
- Parking for 6 cars
- Attractive period frontage
- Modern purpose-built
- Office or E-Class Use

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Summary

Available Size	800 to 3,529 sq ft
Rates Payable	£7.40 per sq ft
Rateable Value	£51,000
Service Charge	N/A
Car Parking	Car park at rear
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

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.

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.

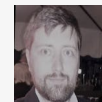
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,161	107.86	Available
1st	1,098	102.01	Available
2nd	1,193	110.83	Available
Basement	77	7.15	Available
Total	3,529	327.85	



Viewing & Further Information



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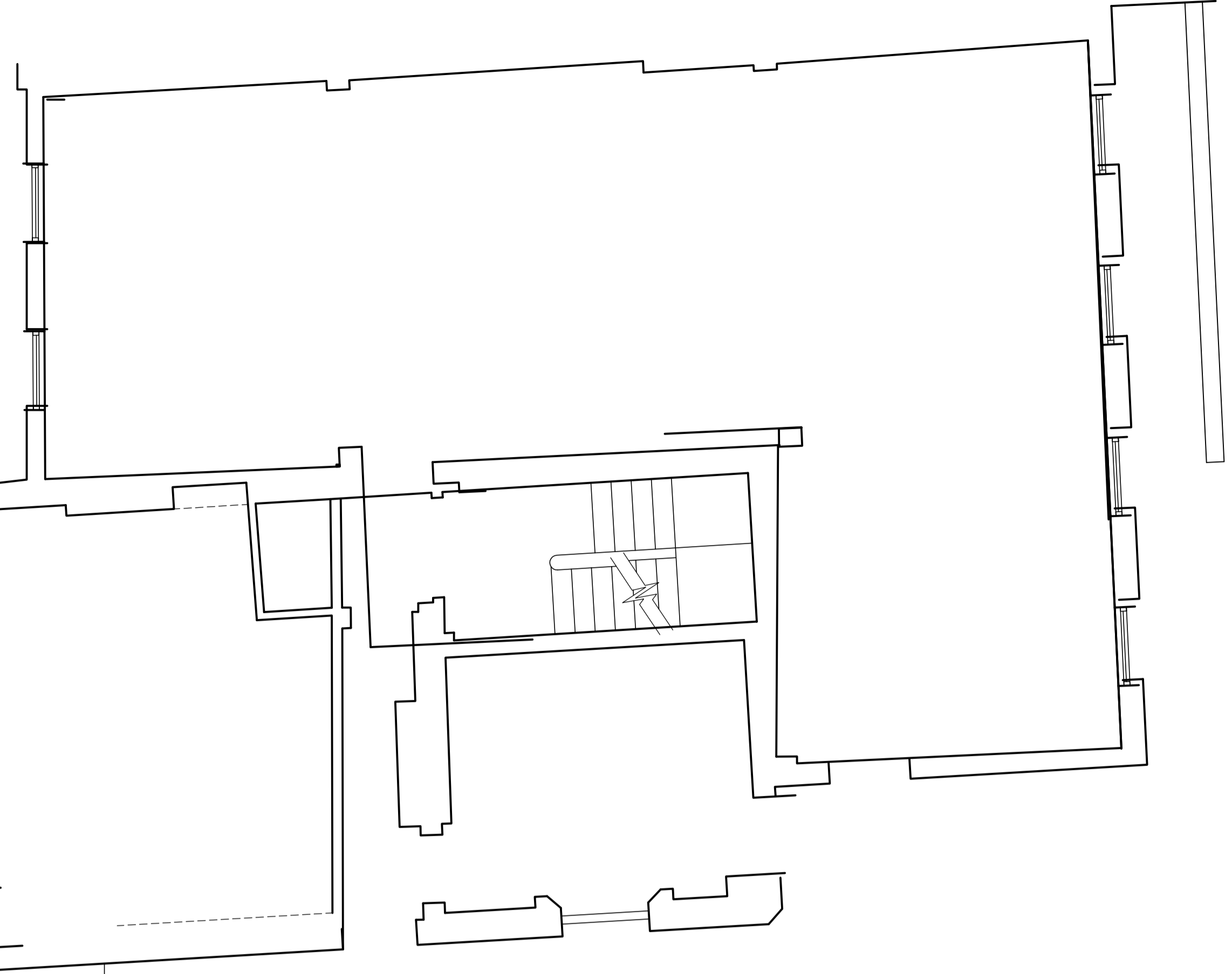
020 8940 2266 | 07879 965 525
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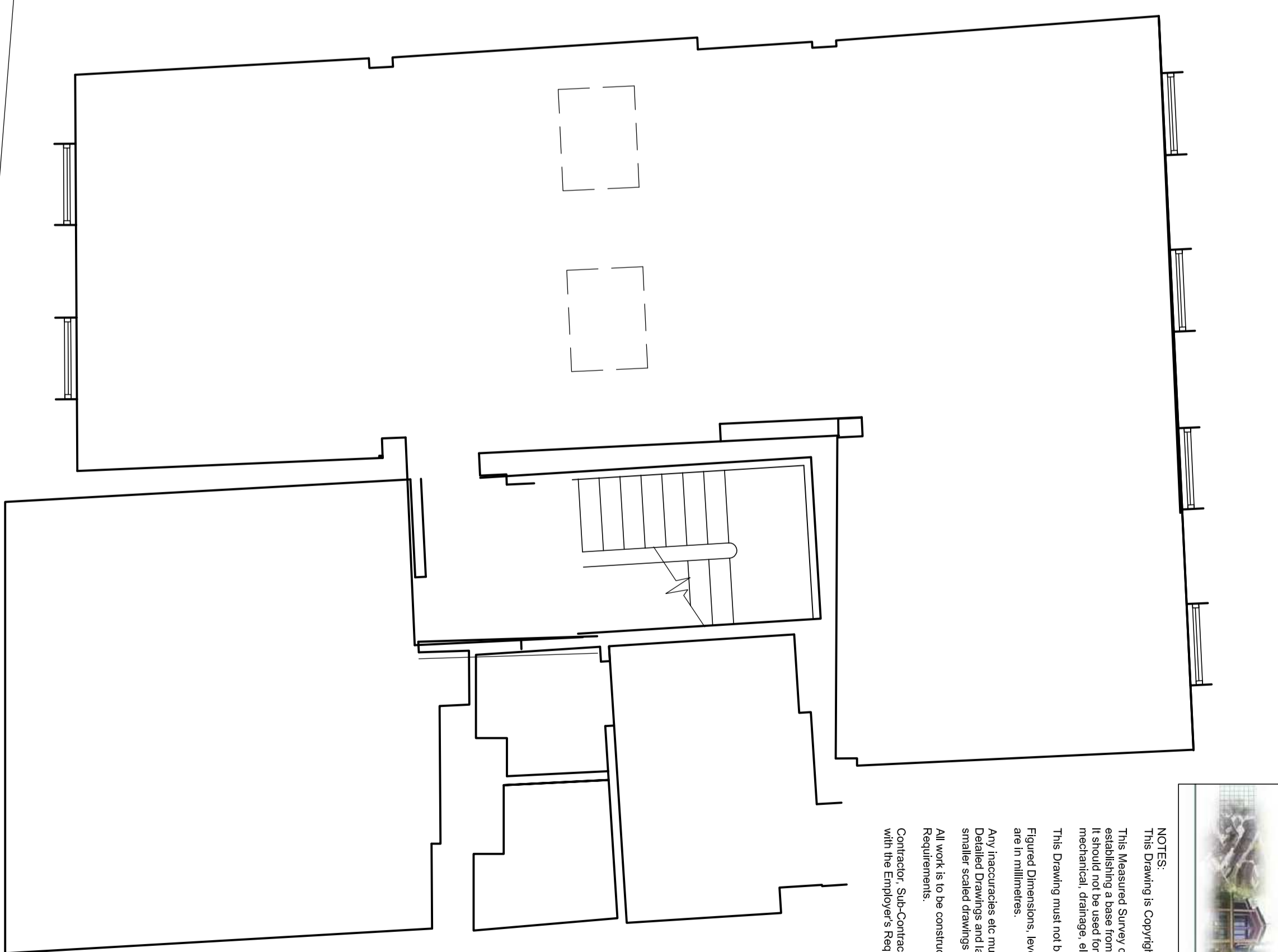
NOTES:
 This Drawing is Copyright.
 This Measured Survey drawing has been produced for the sole purpose of establishing a base from which preliminary layout design could be produced in support of design development proposals. No structural elements, mechanical or electrical services or any other services have been surveyed.
 This Drawing must not be scaled.
 Figure Dimensions, levels etc only are to be used. All dimensions are in millimeters.
 Any references are made to the architect immediately, for scale drawings, any previous drawings or smaller scaled drawings.
 All work is to be conducted in accordance with the Employer's Requirements.
 Contractor, Sub-Contractors, Suppliers etc should be fully familiar with the Employer's Requirements.



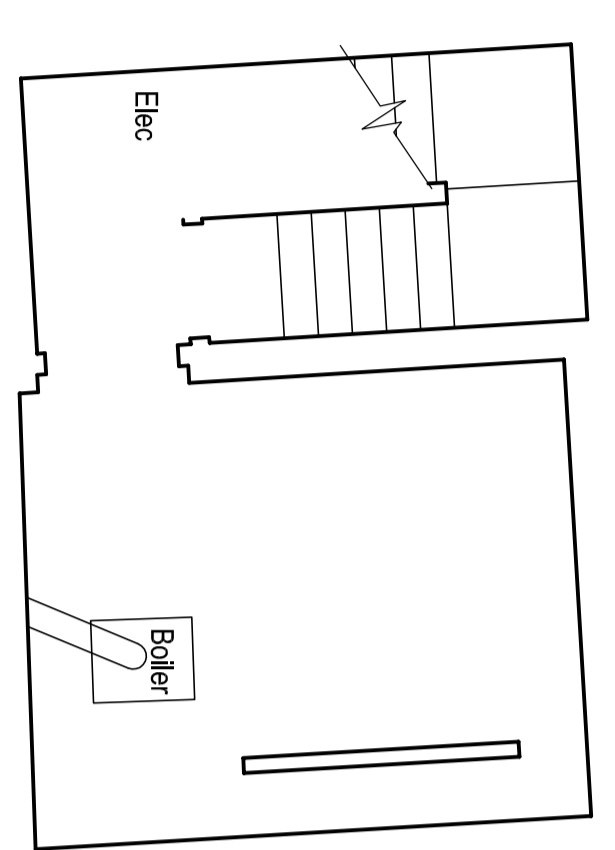
Ground Floor Plan



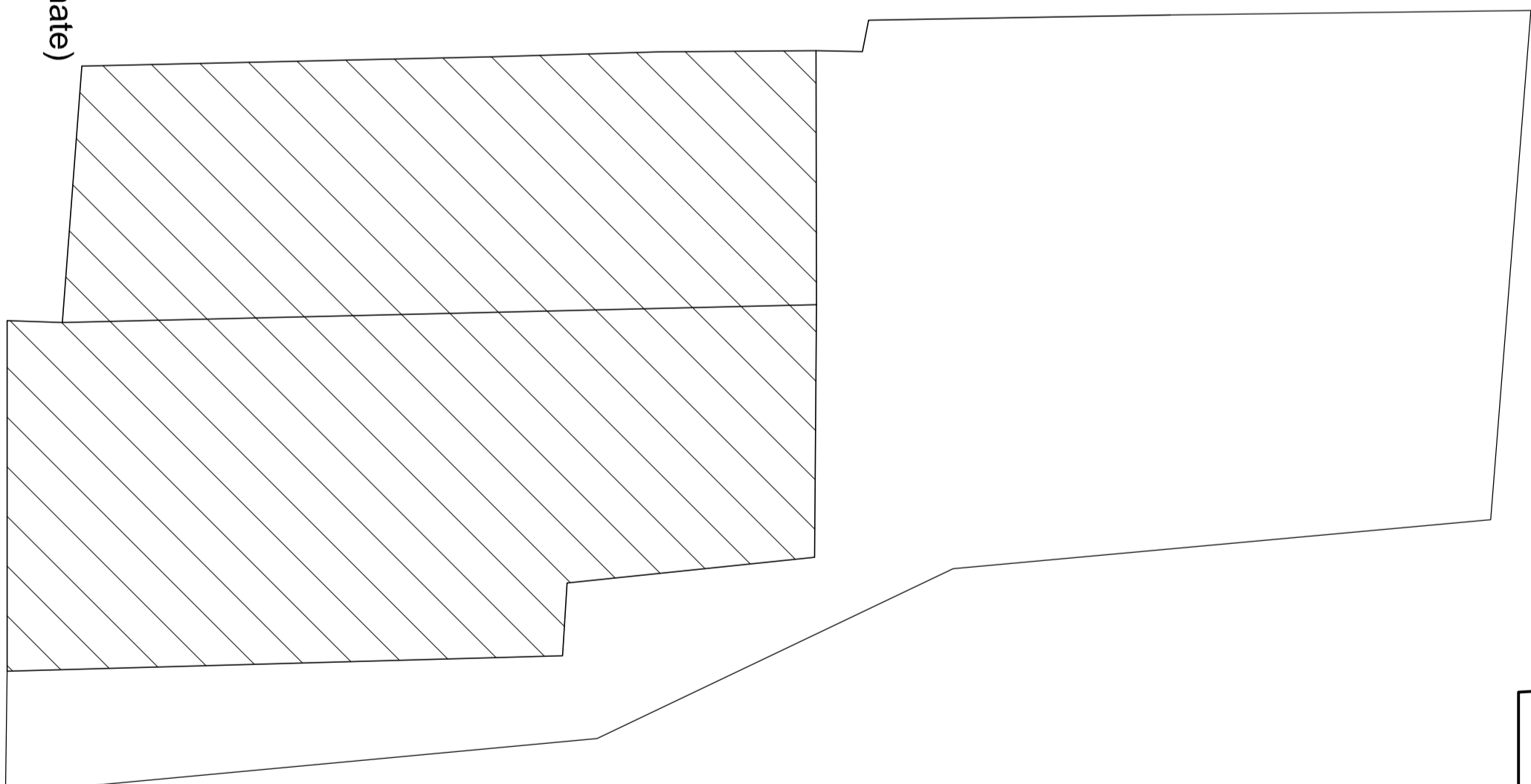
1st Floor Plan



2nd Floor Plan




Basement Plan



Overall Site (estimate)
 1:100

Rev No.	Description	Date
	Revision Schedule	

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Job 5-6 Church Street Twickenham TW1 3NJ	
Drawing Title Measured Survey of Property	
Drawn By ds	Date Oct 2013
Drawing Number 13-333 S201 R-	
Scale 1:50 & 1:100	