



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

Thames House, 5-6 Church Street, Twickenham, TW1 3NJ

Summary

| | |
|----------------|------------------------------------|
| Available Size | 800 to 3,529 sq ft |
| Rent | Rent on application |
| Rates Payable | £7.40 per sq ft |
| Rateable Value | £51,000 |
| Service Charge | N/A |
| 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.

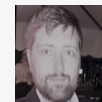
Accommodation

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

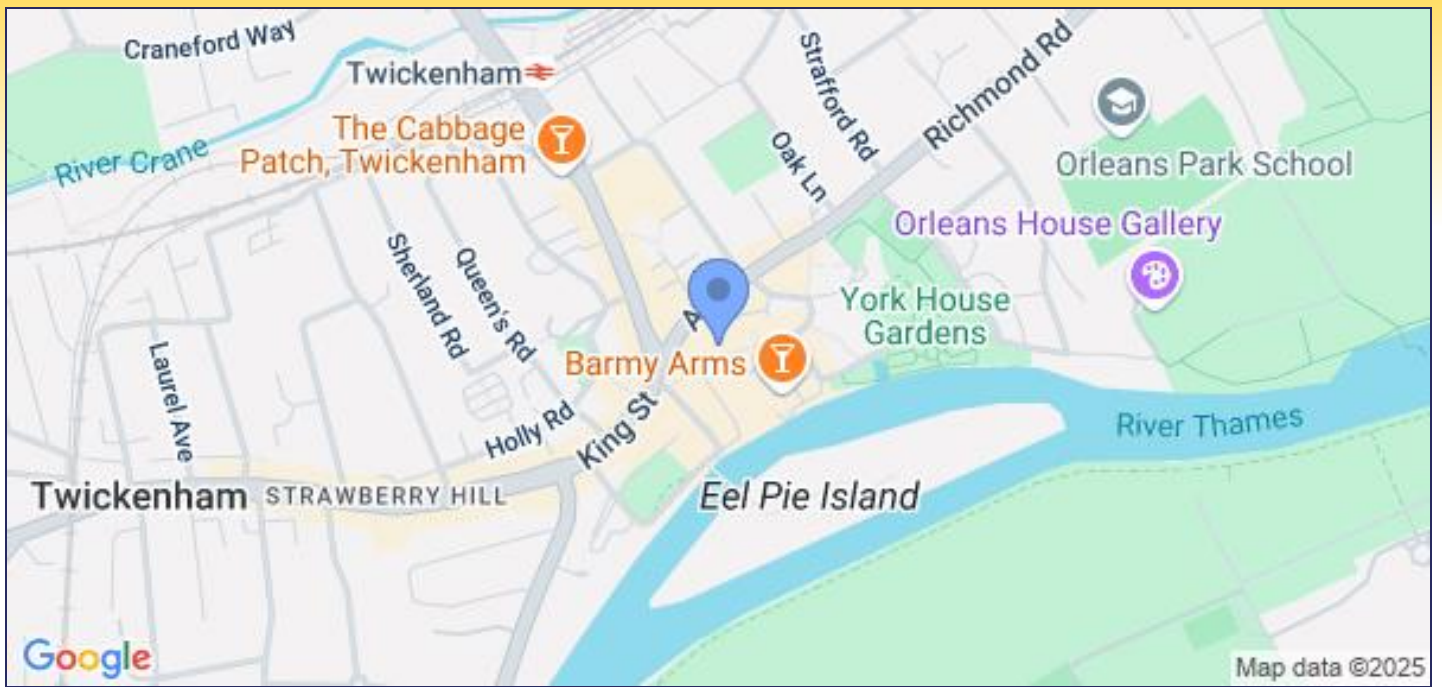


SUMMARY

- 800 to 3,529 sq ft (74.35 to 327.97 sq m)
- Attractive Combination of Period and Modern Offices
- Historic Riverside Enclave
- 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



LOCATION

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DESCRIPTION

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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:

Richard Farndale

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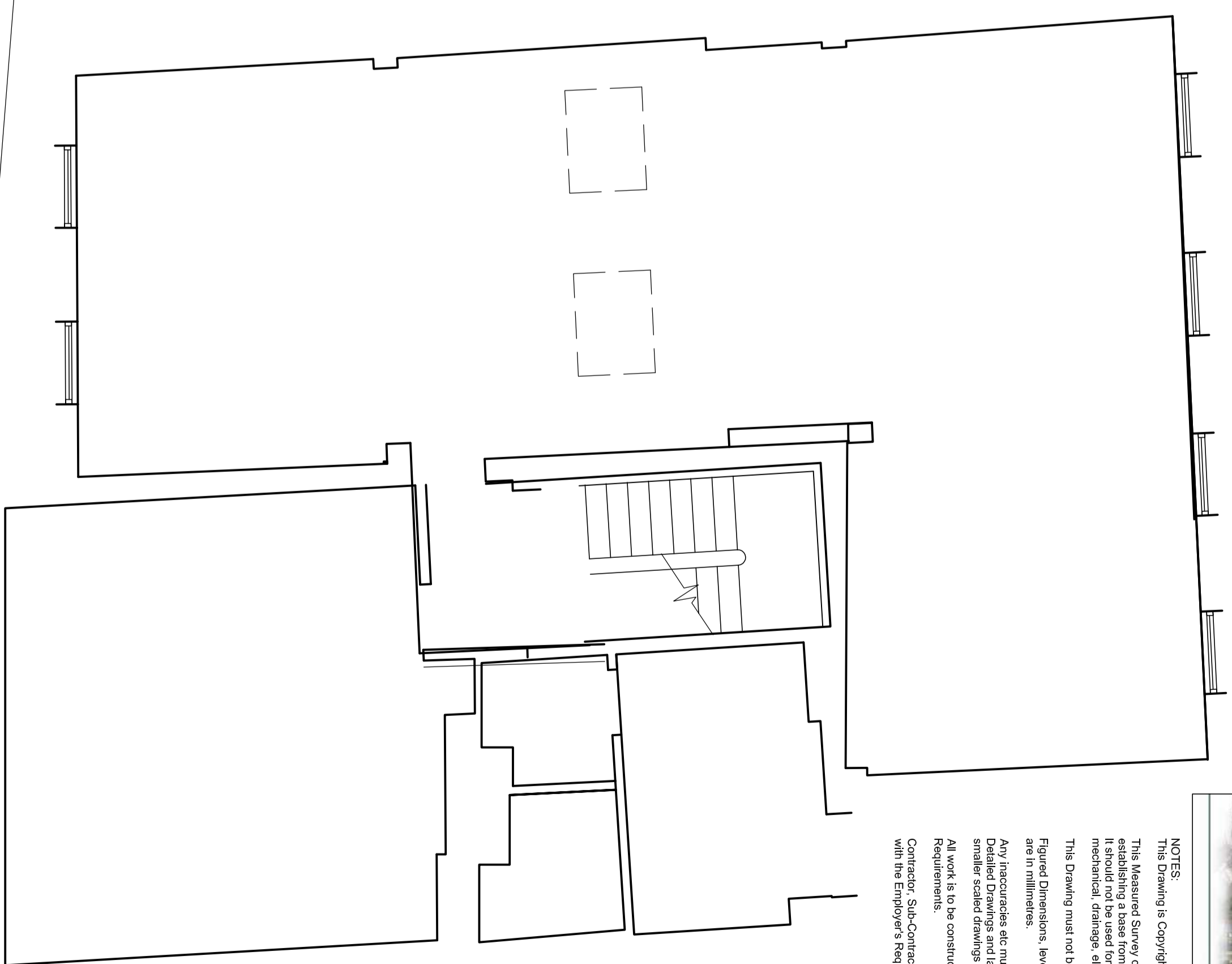
David Keates

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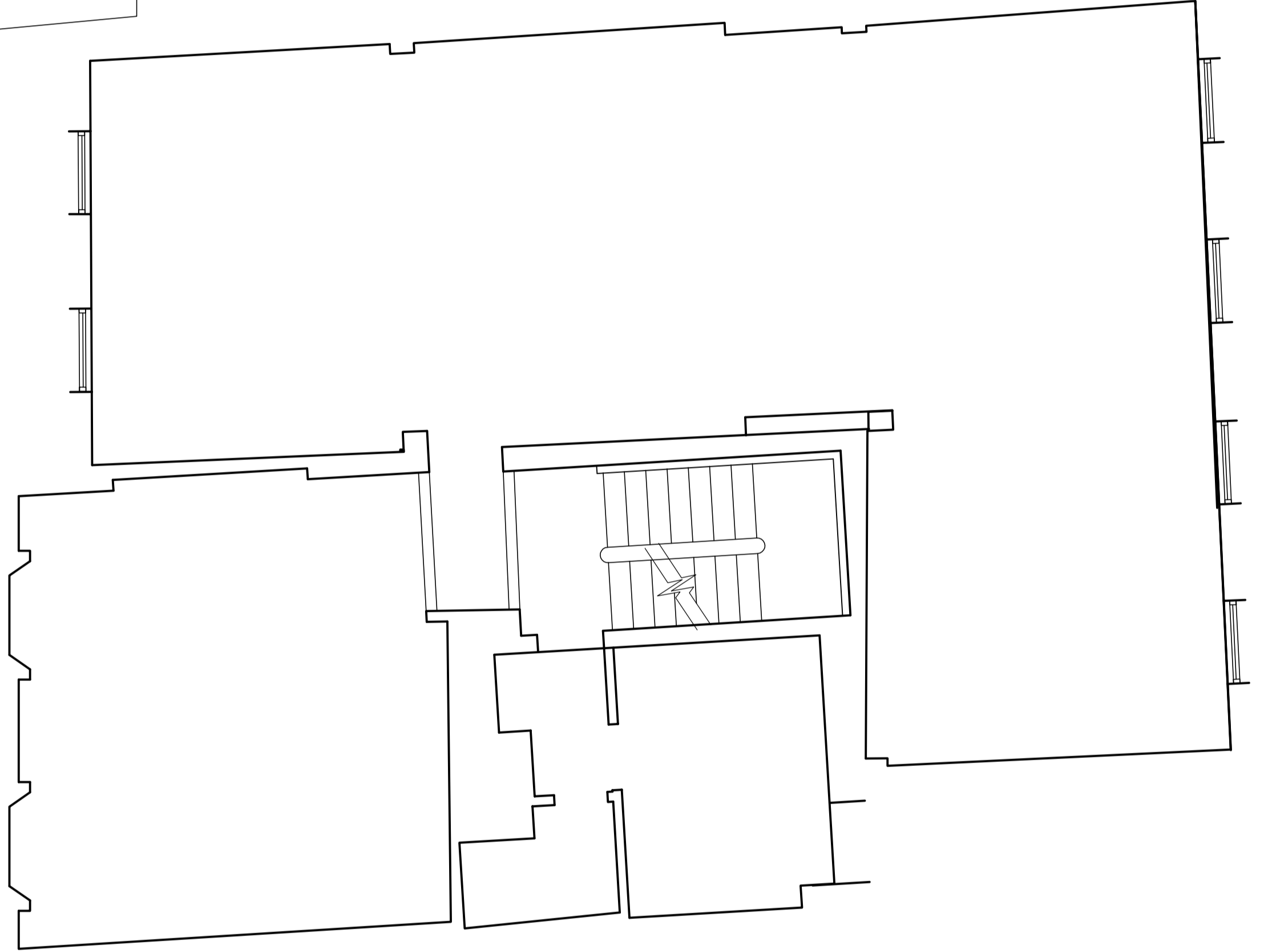
d.keates@martincampbell.co.uk



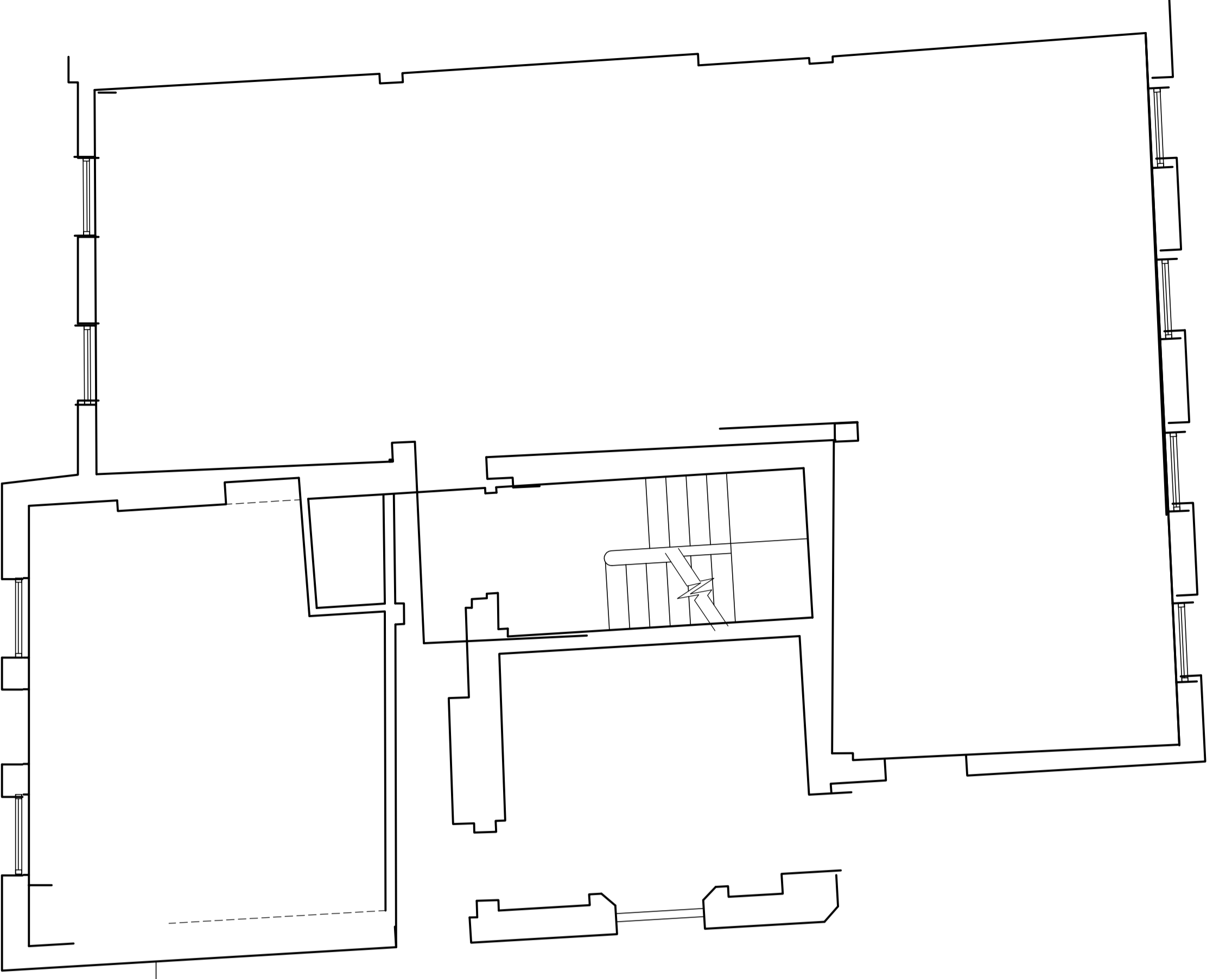
NOTES:
 This Drawing is Copyright.
 This Measured Survey drawing has been produced for the sole purpose of establishing a base from which preliminary layout design could be produced in support of design development proposals. No structural elements, mechanical or electrical services or any other services 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.



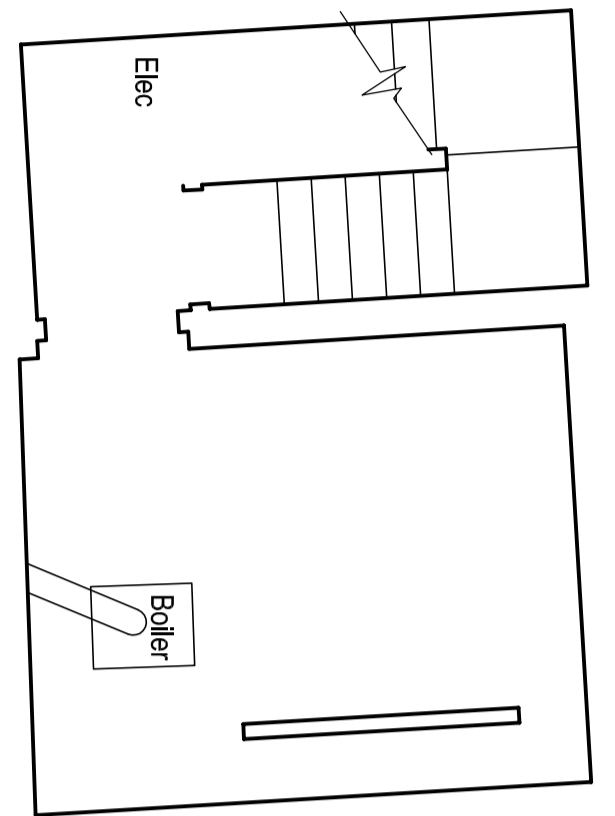
2nd Floor, Plan



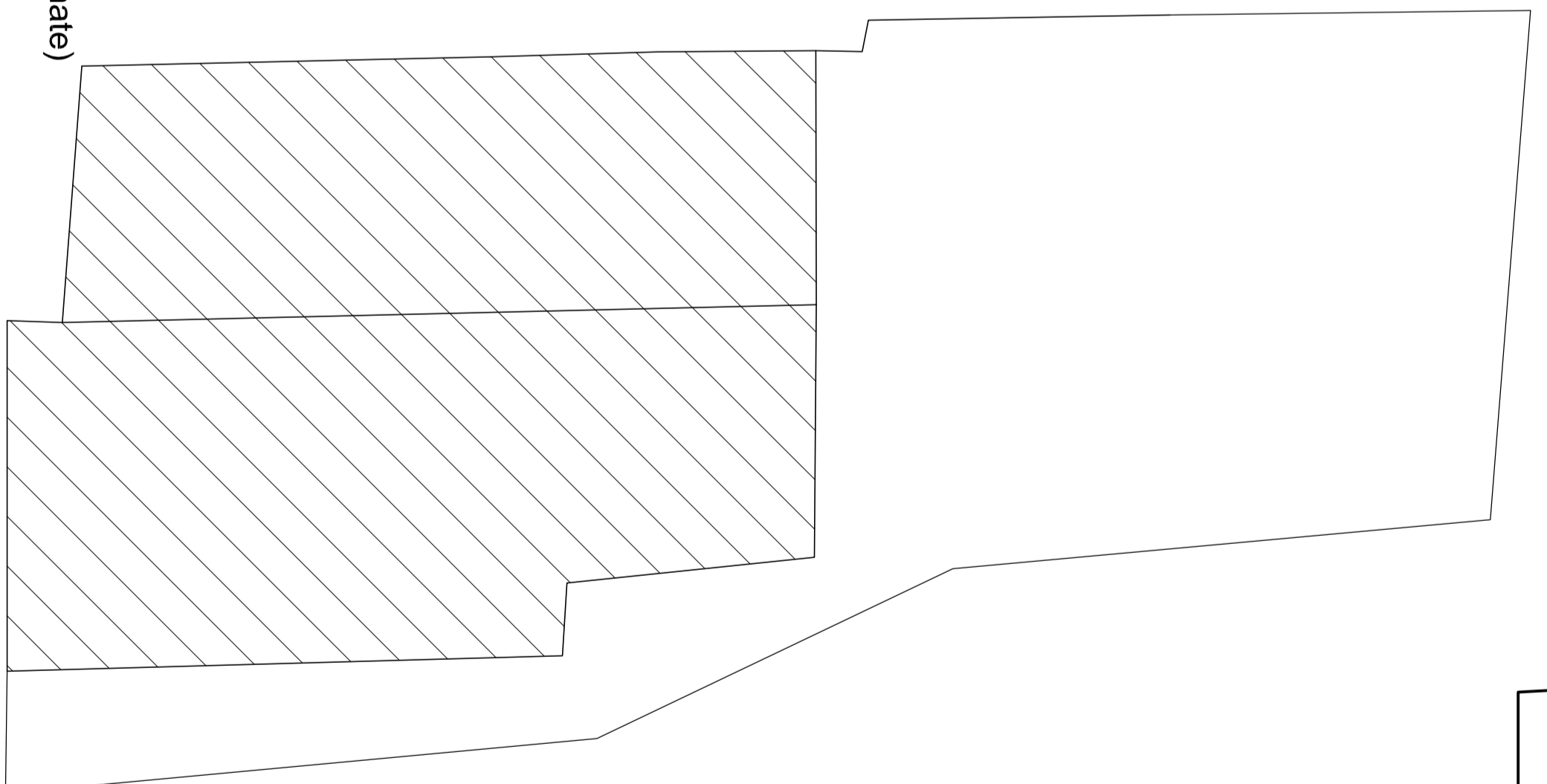
1st Floor, Plan



Ground Floor, Plan




Basement Plan



Overall Site (estimate)
1:100

| Rev. No. | Description | Date |
|----------|-------------------|------|
| | Revision Schedule | |

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|  Bree Day Ltd Chartered Architects & Urban Designers 20 Church Street Twickenham TW1 3NJ Tel: 020 8241 1403 www.architect.co.uk | |
| 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 | |