

PREMIER HOUSE TWICKENHAM



Fully-fitted 'plug & play' 2nd floor office space TO LET

5,527 sq ft to 11,163 sq ft (513.5 sq m to 1,037.1 sq m)



TO M3 & M25

TWICKENHAM STADIUM

TO LONDON

A316

A316

TWICKENHAM STATION

PREMIER HOUSE

LONDON ROAD (A310)

A305

LOCATION

Premier House is located on the east side of London Road at its junction with Arragon Road occupying a prominent virtual island site. Twickenham is an important and popular mixed commercial/residential area on the north side of the River Thames.

The area is recognised as one of London's most affluent districts benefitting from a wide range of restaurants, shops and hotels along with many other amenities. London Road forms part of the main retail area within Twickenham, along with Kings and Church Road.

As an office location, the area strongly benefits from strategic positioning being close to both Heathrow Airport and the M3. The site benefits from excellent public communications. Twickenham train station is within a 3-minute walk away providing a service to London Waterloo in 26 minutes London Victoria in 30 mins (Via Clapham Junction) and Reading in 1 hour 3 mins.



DESCRIPTION

Premier House comprises of some 47,000 sq ft of offices arranged over ground and four upper floors.

The available accommodation consists of the entire second floor split into two wings. The space is fully fitted to include desking, if required and is available for immediate occupation on flexible sub-lease terms.

The building was developed by the Low Carbon Workplace Partnership who manage the quality and energy consumption of the building and maximise the building's energy efficiency.

Amenities

Raised accessible floor providing 70mm clear void

2.87 m floor to ceiling height

Chilled beams with integrated lighting

Double glazed windows with solar controlled glazing to south and west elevation

Movement daylight sensor lighting to provide average of 400 lux

Self-contained vertical risers for telecoms and data installation

Bicycle storage

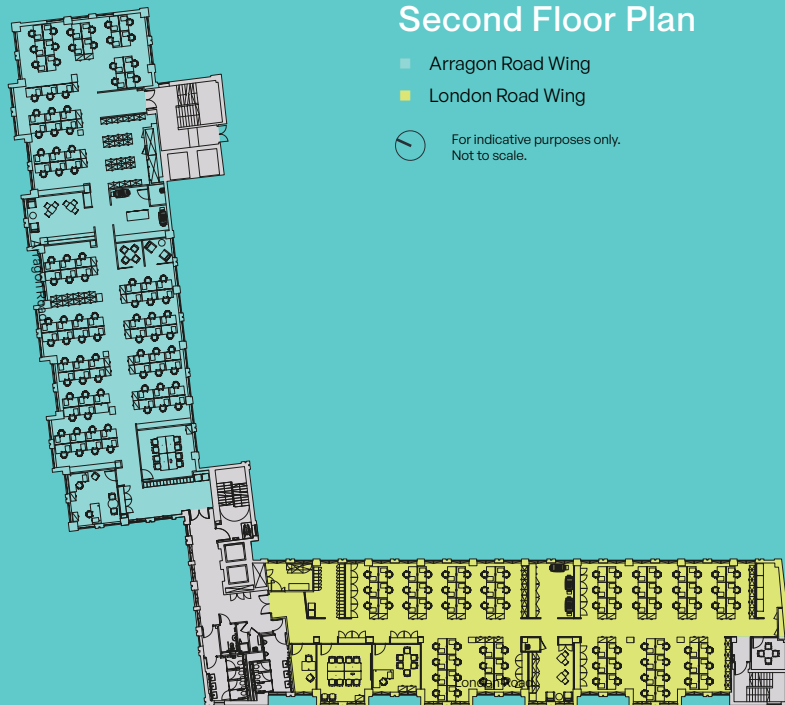
Shower facilities

Male and female toilets on each floor



ACCOMMODATION

| SECOND FLOOR | SQ FT | SQ M |
|-------------------|---------------|----------------|
| Arragon Road Wing | 5,636 | 523.6 |
| London Road Wing | 5,527 | 513.5 |
| Total | 11,163 | 1,037.1 |



FURTHER INFO

Terms

The offices are available on a new sub-lease for a term to be agreed up to 15th August 2027.

Rent

Upon application.

Service Charge

We are advised that the service charge equates to approximately £10.17 per sq ft.

Contact

For further information please contact:

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Business Rates

We have been advised that the rateable values of the suites are as follows:

| SECOND FLOOR | RATEABLE VALUE | RATES PAYABLE PER ANNUM |
|-------------------|----------------|-------------------------|
| Arragon Road Wing | £88,000 | £44,352 |
| London Road Wing | £89,000 | £44,856 |

Interested parties are advised to confirm this information with the Valuation Office Agency.

EPC

B45.

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