

**SYD'S QUAY
EEL PIE ISLAND
TWICKENHAM
TW1 3DY**



3,400 sq ft (315.87 sq m) approx.

UNIQUE SELF-CONTAINED OFFICE TO LET

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Location:

Eel Pie Island is situated on the River Thames close to Twickenham town centre. Syd's Quay is located on the north side of the island with access via a footbridge from The Embankment. The island has a unique and historical background and provides a special environment.

Eel Pie Island is a short distance from Twickenham Main Line Station providing regular fast links to London Waterloo and out of London. It is also convenient for M3, M4 and M25 motorways and within 20 minutes of Heathrow Airport. The shopping facilities of Twickenham town centre are within 2 minutes' walk.



Description:

The building has outstanding views overlooking The River Thames with a large terrace. The property offers an occupier the opportunity of giving staff a tranquil working environment.



The available accommodation is on the ground floor and offers the following approximate floor area.

Accommodation:

Floor	Sq Ft	Sq M
Ground	3,400	315.87
Total	3,400	315.87

The accommodation benefits from:

- Terrace overlooking the river.
- Landscaped entrance to the property.
- Under floor trunking.

- Category 5E cabling.
- Wall lights and spotlights.
- Meeting rooms.
- Reception.
- Male and female WC's.
- Shower.
- Kitchen.



Terms:

The office is available on a new effective Full, Repairing and Insuring lease for a term by arrangement.

Rent:

£119,000 per annum exclusive.

Service Charge:

£9,800 per annum

Rates:

We have been advised that the Rateable Value for the office is £61,539.00 with rates payable of £31,508 (2020/21 - 51.2p in £), all interested parties are advised to check this information with the London Borough of Richmond upon Thames.

EPC:

Syd's Quay has an Energy Performance Certificate of B26.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract July 2020

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