

**TO LET**

1<sup>st</sup> 2<sup>nd</sup> & 3<sup>rd</sup> Floor Offices

**23 London Road,  
Twickenham, London,  
TW1 3SX**

**Key Features**

- Net Internal Area – 1,152 sq.ft (107 sq.m)
- Densely populated area
- Great transport links
- Walking Distance from Twickenham Station
- No VAT payable



REAL ESTATE

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Apex Real Estate, 268 Bath Road, Slough, SL1 4DX

## Location & Description

A versatile multi-storey office space is available to let in the heart of Twickenham town centre, offering flexible accommodation across three upper floors with excellent transport links and local amenities.

The property features a professional ground floor reception/lobby, first-floor office space with kitchen and WC facilities, two separate offices on the second floor, and additional office and bathroom space on the upper floor. The layout is ideal for private offices, meeting rooms, collaborative working, or growing businesses.

Located on sought-after London Road, the office is within walking distance of Twickenham Railway Station, providing direct services to London Waterloo. Nearby amenities include cafés, restaurants, supermarkets, gyms, banks, and retail shops, creating a vibrant business environment..

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,152	107

## VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

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## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating D (100)

## Rateable Value

Rating £16,750

Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms.



## Contact Us

To discuss any aspect of this property, please contact the sole agent:

**Davleen Grover** | 07356 232 908 | [davleen@apexrealestate.co.uk](mailto:davleen@apexrealestate.co.uk)

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