

Premier House

52 London Road, Twickenham, TW1 3RP

5,344 – 47,074 sq ft to let

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Highlights

- Designed and built as a Low Carbon Workplace
- BREEAM "Excellent" rating
- High performance double glazing with solar shading
- Fully fitted suites available
- Energy efficient cooling system
- Secure cycle storage
- Fully accessible raised floor
- Shower facilities
- Available for flexible lease terms from 6 months upwards
- 150m from Twickenham Train Station
- Central location

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Location

Premier House is situated on the corner of London Road and Arragon Road, in the centre of Twickenham. Twickenham is an affluent and established suburb which offers an extensive array of restaurants, shops and coffee shops along with many other amenities. Nearby food and coffee shops include the likes of M&S, Waitrose, Sainsburys, Gail's, Starbucks, Café Nero and Costa. Nearby gyms include Anytime Fitness and Pure Gym. The River Thames is within a 7-minute walk.

Twickenham Train Station is located less than 150m from Premier House, offering direct services to London Waterloo within 20 minutes.

Twickenham also benefits from excellent road connectivity to London and the South East, being within 5 miles of the M3 (J1) and 7 miles of the M4 (J3).

Lease

The space is available by way of a direct lease for flexible terms from 6 months upwards.

Rates & Service Charges

Rates payable: approximately £12.71 per sq ft

Service Charge: Est £12.50 per sq ft

Accommodation

Floor	Area (sq. ft.)	Area (sq. m.)
4 th	5,344	496.5
3 rd Office A	5,829	541.5
3 rd Office B	5,740	533.3
2 nd Office A	5,843	542.8
2 nd Office B	5,737	533.0
1 st Office A	5,847	543.2
1 st Office B	7,211	669.9
1 st Office C	5,523	513.1
Total	47,074	1,726.2

*All areas are approximate and measured on a NIA basis.

Description

Premier House provides a mixture of high quality fully fitted and CAT A offices in the heart of Twickenham town centre.

In 2010, the building benefited from significant refurbishment and upgrade works to become one of the few buildings in the UK that was refurbished specifically to achieve high energy efficiency in use.

The part 3rd floor suite is fully fitted to include 40 desks, 5 meeting rooms (3 x 6 person, 1 x 2 person and 1 x 14 person) and a kitchenette/break out area.

The 4th floor is fully fitted to include 80 desks, 2 x 8 person meeting rooms and a kitchenette/break out area.

There are male, female and DDA compliant WCs on each floor, as well as shower facilities.

There are 2 x 15-person passenger lifts.

The property benefits from a BREEAM "Excellent" rating and an EPC rating of B.

Rent

£32.50 per sq ft

VAT

The building has been elected for VAT

Viewing

Strictly by appointment.

Pip Edwards

Savills

07816 184 021

pip.edwards@savills.com

Holly Purvis

Savills

07977 371 475

holly.purvis@savills.com

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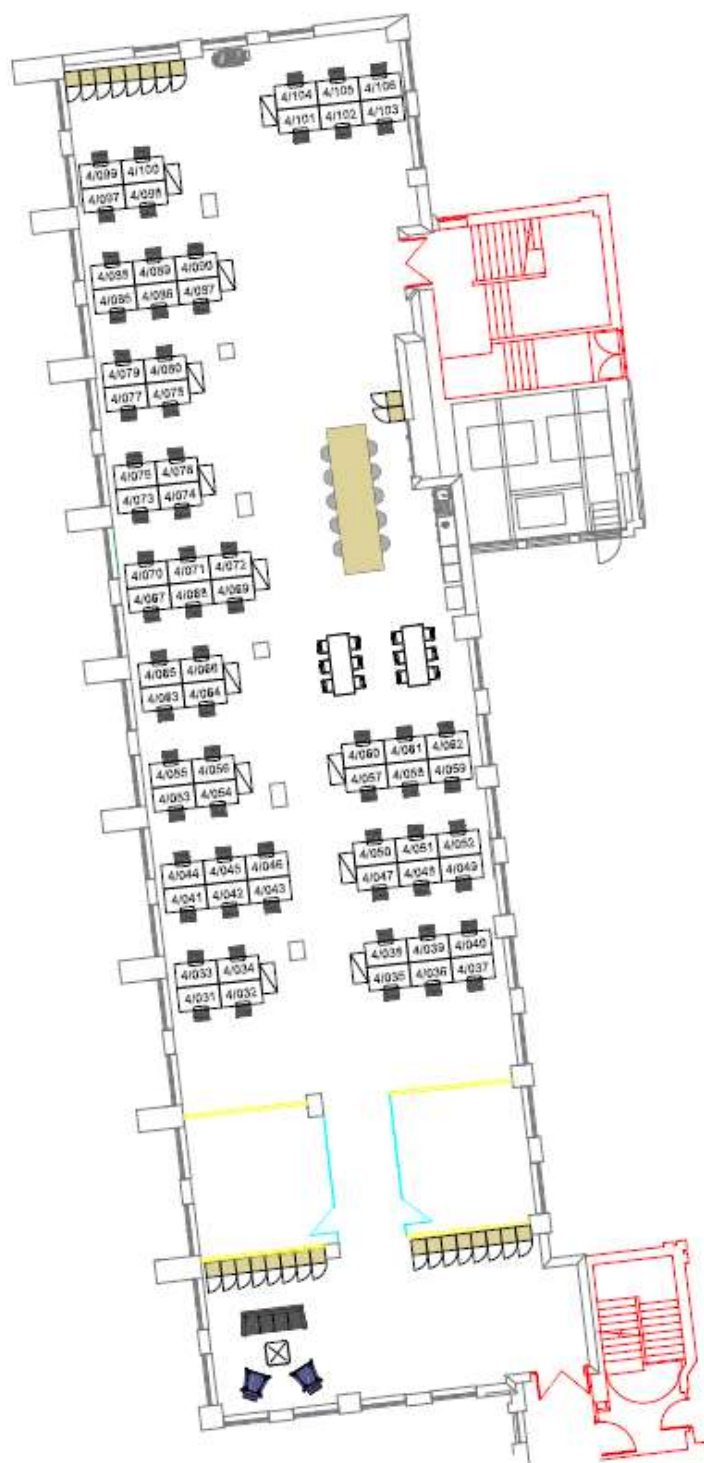
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Indicative floor plan – typical upper floor



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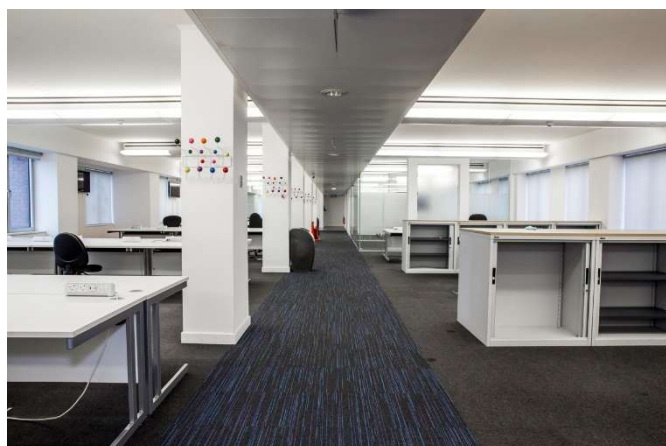
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Photographs of fitted floors – unfitted also available



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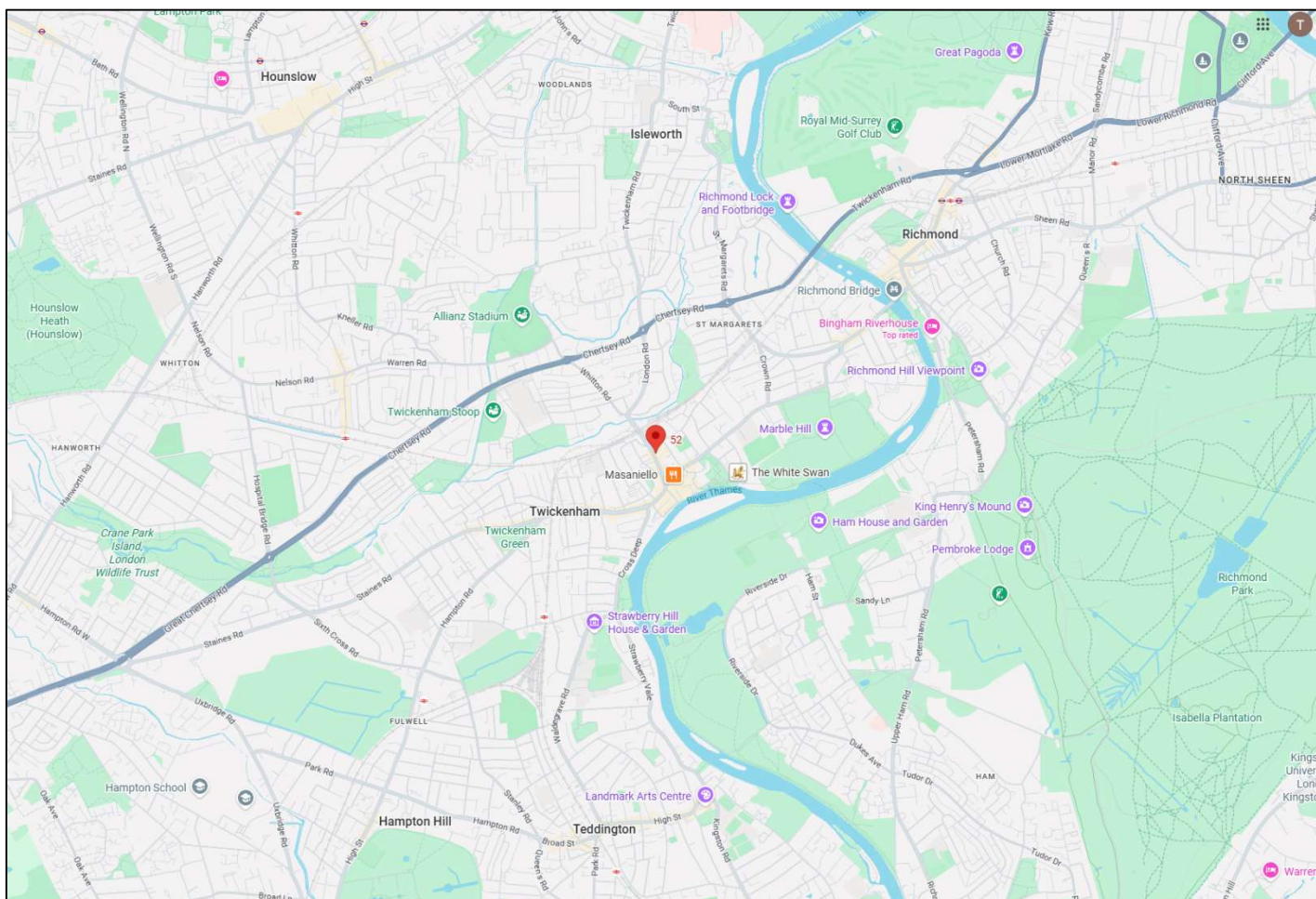
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