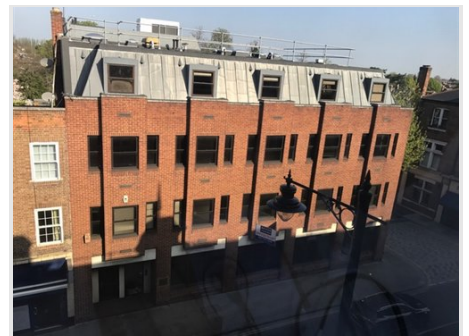


49-53 YORK STREET, TWICKENHAM, TW1 3LP

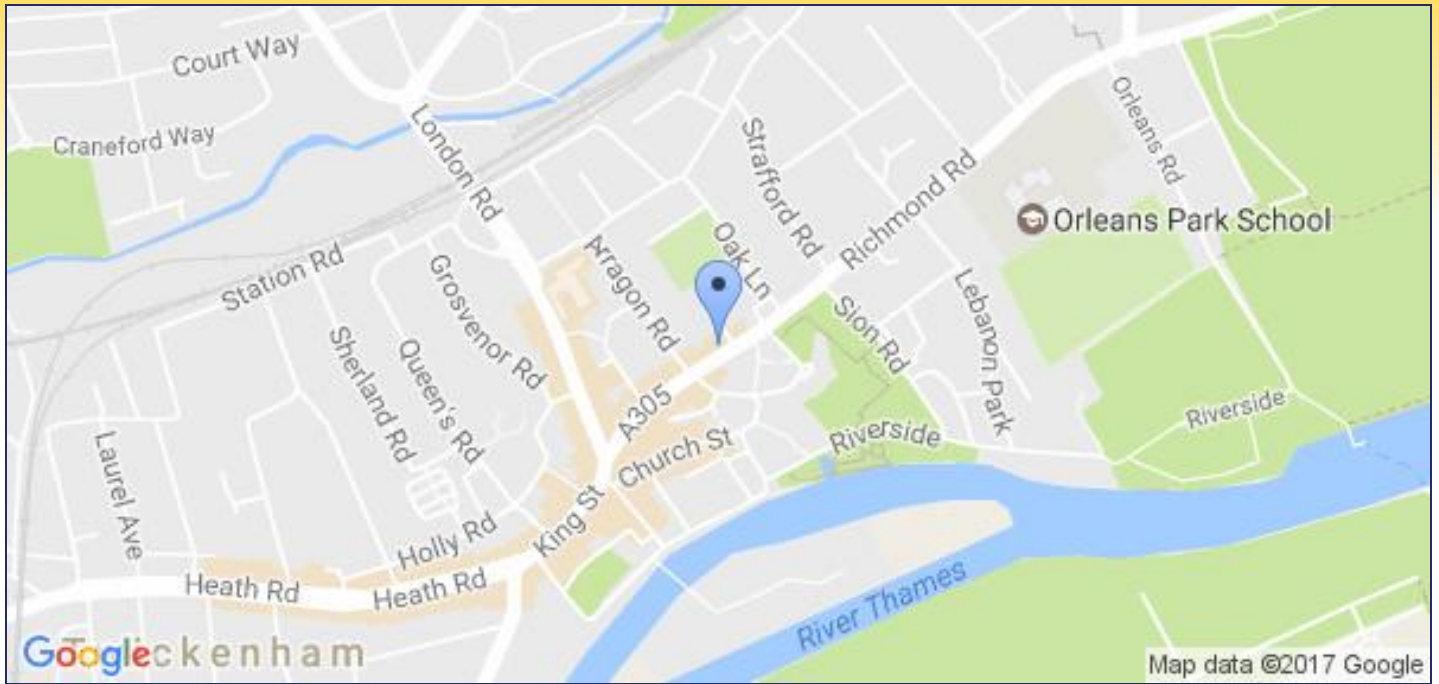


SUMMARY

- 7,630 sq ft (709.11 sq m)
- Fully refurbished Grade A office building
- Central Twickenham location
- Leasehold
- **COMING SOON**
- Rent: £38.50 per sq ft

AMENITIES

- 8 car parking spaces
- 8 person lift
- Air-conditioning
- Reception
- Secure bike lock-up
- suspended ceilings
- WC/shower facilities



LOCATION

Twickenham is located approximately 2 miles from Richmond and profits from excellent transport links. Waterloo can be reached within 30 minutes via the South West Trains service. The property is located in the heart of Twickenham Town Centre and prospers from many local amenities with the Thames riverside a 2 minute walk away and the ever popular Church Street offering a more varied selection of pubs, restaurants and boutiques.

DESCRIPTION

The property comprises four floors of open plan refurbished Grade A office space with a redeveloped reception area, upgraded WC/shower facilities and up to eight parking spaces. Other amenities include an updated air-conditioning system, suspended ceilings and extra storage and secure bike lock-up in the basement.

ACCOMMODATION

FLOOR	SIZE
3rd Floor	1,214 sq ft (112.83 sq m)
2nd floor	2,099 sq ft (195.07 sq m)
1st Floor	2,113 sq ft (196.38 sq m)
Ground Floor	1,615 sq ft (150.09 sq m)
Lower Ground	589 sq ft (54.74 sq m)
Total	7,630 sq ft (709 sq m)

RENT

£38.50 per sq ft

RATES

To be assessed

VAT

VAT is applicable

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with joint sole agents:

Dominic Arthur
T: 020 8940 2266
E: d.arthur@martincampbell.co.uk

Julius de Mattos
T: 020 8940 2266
E: j.demattos@martincampbell.co.uk

Piers Leigh - Avison Young
T: 020 7 406 7521
E: piers.leigh@avisonyoung.com