

# TO LET



**Riverside Office/Studio**

**Approximately  
515 Sq Ft (47.8 Sq M)**

**Unit 2, Phoenix Wharf,  
Eel Pie Island, Twickenham, TW1 3DY**



#### **KINGSTON OFFICE**

Warwick Lodge  
75-77 Old London Road  
Kingston  
KT2 6ND



#### **AGENT**

Kieran McKeogh  
kieranm@bonsors.com



#### **KEY SUMMARY**

- Unique riverside offices
- Island location
- Courtyard garden
- Close to Twickenham town centre and station
- Fibre Internet
- Shower units and WCs

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our office in Kingston

Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

## Unit 2, Phoenix Wharf, Eel Pie Island, Twickenham, TW1 3DY

### LOCATION

Eel Pie Island is situated on the River Thames close to Twickenham town centre. Phoenix Wharf is located on the north side of the island with access via a footbridge from The Embankment. The island has a unique and tranquil atmosphere and is accessible to good communications and Twickenham town centre. Twickenham railway station is approximately 10 minutes' walk from Eel Pie Island, providing fast links into and out of London.

### DESCRIPTION

Unit 2 is located on the lower deck and provides an open plan office/studio. The unit benefits from gas fired central heating, fully operable glazed screens, laminate timber flooring, up lighting, a kitchen, river views and fibre broadband. The development has shower units, male and female WC facilities and bike storage racks.

There is also a paved central courtyard with a Japanese garden area with a lawn, views over the River Thames and a decked seating area. The studios have 24 hour access and security gates.

### ACCOMMODATION

In accordance with the IPMS3 Code of Measuring Practice the offices have the following approximate net internal floor areas:

Unit 2 ground floor	515 sq ft	47.8 sq m
<b>Total</b>	<b>515 sq ft</b>	<b>47.8 sq m</b>

### TERMS

A new full repairing and insuring licence agreement for 12 months to exclude the security of tenure provisions in the Landlord and Tenant Act 1954 Part II.

### RATES

The current rateable value is £9,200 resulting in an amount of rates payable for the year 2019/2020 of £4,517.20. Small Business rate Relief may apply. The rates payable should be verified through the local rating authority LB Richmond.

### RENT AND OTHER CHARGES

Rent: £12,500 per annum exclusive

Current service charge: £2,221.50

Gas and electricity: £900 per annum based on current usage.

### EPC

The EPC rating for this property is C-63

### VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

**Kieran McKeogh**

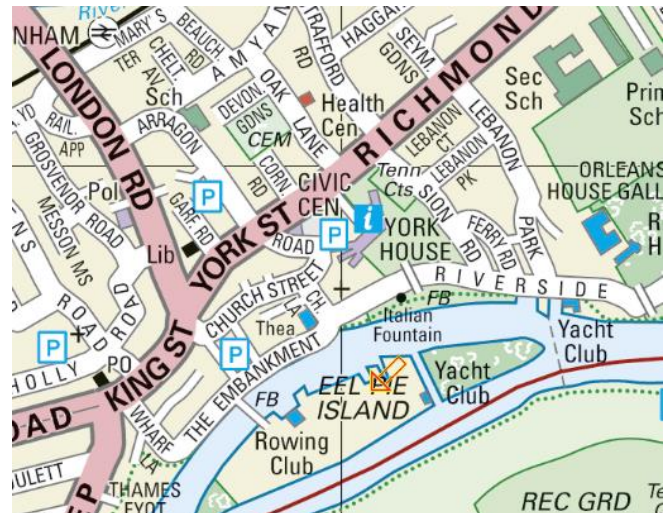
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Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.

• Landlord & Tenant • Agency • Acquisitions • Professional

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