

ONLY
3,665 SQ FT
REMAINING

AMPERSAND & HOUSE



COMPREHENSIVELY REFURBISHED GRADE A OFFICES

8,067 SQUARE FOOT - 749.38 SQ METERS

49-53 YORK STREET, TWICKENHAM TW1 3LP

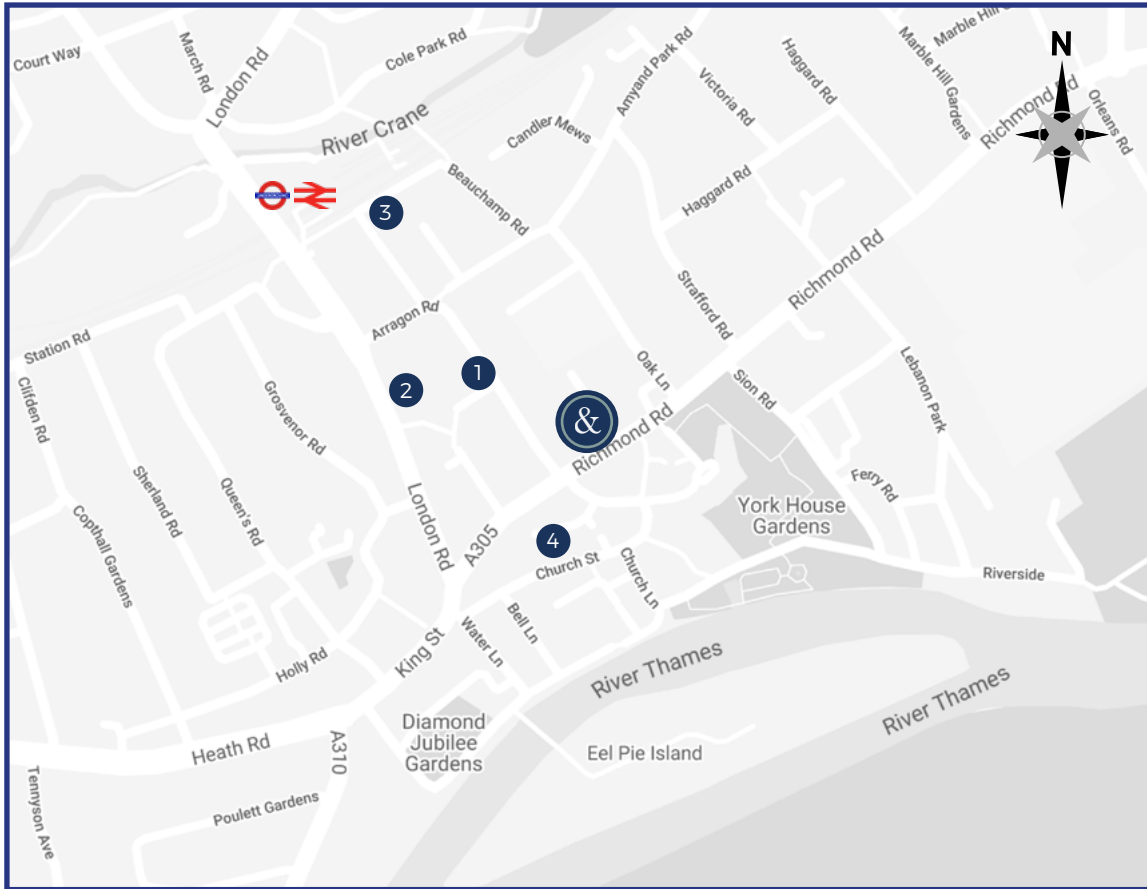


The building has been comprehensively refurbished to a modern Grade A specification, with open plan floor plates, new M&E, new double glazing throughout, a fully upgraded reception area, new toilets on each floor and shower and changing facilities in the basement. With a barrier controlled car park to the rear, there are 8 parking spaces available.

- 3 pipe VRV air conditioning
- LED lighting
- Metal tiled suspended ceiling
- CAT 6 wiring
- New M&E
- 8 person passenger lift
- Excellent natural light
- Shower and changing facilities
- Reception
- 24 hour access with security
- 8 car parking spaces
- EPC Rating: B



RECEPTION 295 SQ FT - 27.36 SQ M	GROUND FLOOR 1,580 SQ FT - 146.82 SQ M	SECOND FLOOR 2,078 SQ FT - 193.01 SQ M
BASEMENT 456 SQ FT - 42.35 SQ M	FIRST FLOOR 2,071 SQ FT - 192.4 SQ M	THIRD FLOOR 1,587 SQ FT - 147.44 SQ M



-  Ampersand House

 Twickenham Station
- 1 Public Car Park

2 Waitrose
- 3 Travelodge

4 The Eel Pie

Ampersand House is located in the heart of Twickenham surrounded by a wide range of retail shops, restaurants, pubs and offices. The area is currently undergoing a comprehensive regeneration, with Twickenham railway station being transformed and built around a large public plaza featuring new shops and homes. The property is a 7 minute walk to the station which offers regular, direct trains to central London with the fastest service taking only 23 minutes.



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