

**Schurlock Place  
Third Cross Road  
Twickenham  
TW2 5FP**



**1,120 Sq ft. (104.05 Sq m) to 6,750 Sq ft. (627 Sq m) approx.**

**QUALITY AIR CONDITIONED OFFICES  
FOR SALE TO LET**

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**Location:**

Schurlock Place, Third Cross Road is located close to the centre of Twickenham with good local amenities and transport facilities. Strawberry Hill Station is within 850m, providing direct services to London Waterloo and Kingston. There are also multiple bus routes close by. The local roads link quickly to the M3 and M4, with junction 1 of the M3 just 4 miles away.

**Description:**

Schurlock Place is a new build office development in a Mews setting close to all the amenities a business might need. With a very high specification, the buildings are bright, light and contemporary. They are constructed to achieve BREEAM Excellent, and designed to be extremely environmentally friendly with low maintenance and low running costs. Each building is constructed over two floors with its own entrance and car parking space. Whilst each one will comprise approximately 1,120 sq. ft. (104.04 sq. m) gross internal area they are designed so that they can be easily joined to create larger units, if required.

**Accommodation:**

Building	Sq Ft	Sq M
A	1,120	104.04
B	1,120	104.04
C	1,120	104.04
D	1,120	104.04
E	1,120	104.04
F	1,150	106.80
<b>Total</b>	<b>6,750</b>	<b>627.00</b>

**Amenities:**

- Secure car and bike parking
- High speed fibre-optic broadband
- VRV heat recovery air conditioning
- Low energy lighting
- Fitted kitchenette
- High quality WC and shower room
- Virtual freehold
- Green sedum roof
- Roof-mounted photo voltaic cells

**Price / Rent:**

Upon Application

**Rates:**

To be advised.

**Estate Charge:**

To be advised.

**EPC:**

To be advised.

**Legal Costs:**

Each party to bear their own legal costs.

**For further information please contact:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract October 2017

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