

**TO LET
INDUSTRIAL UNIT**

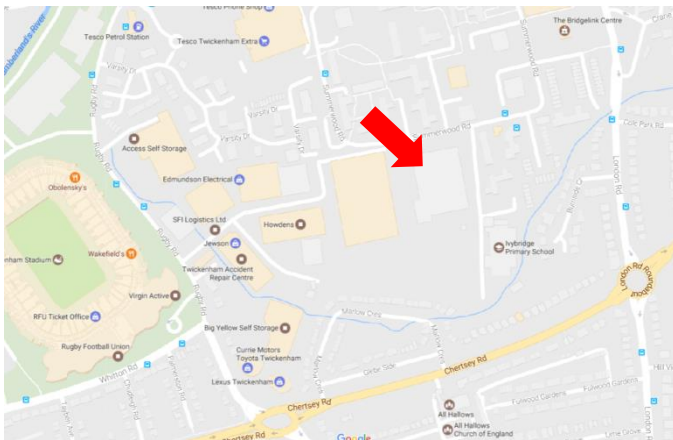
31,536 sq ft (2,930 sq m)



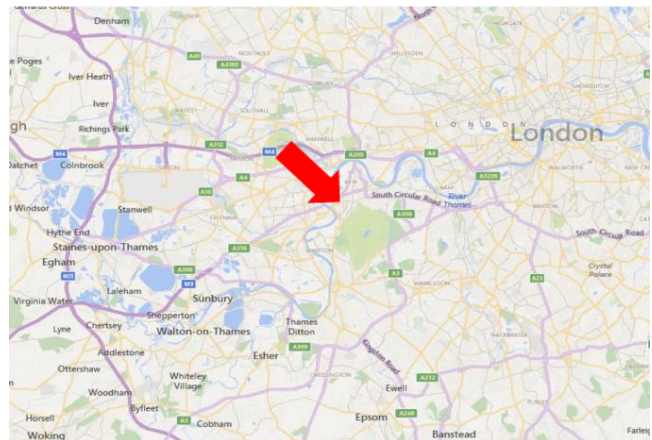
**Twickenham Trading Estate
Rugby Road
Twickenham
TW1 1DQ**

Located in an established industrial estate close to Twickenham Stadium. Available for immediate occupation.

- **Manufacturing/distribution unit 31,538 sq ft – 2,930 sq m**
- **Heating and lighting to warehouse (not tested)**
- **Refurbished office accommodation at first floor**
- **Minimum eaves height 5.2m rising to 6m at apex**



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Location

The property is located on the established Twickenham Industrial Estate which is accessed directly via Rugby Road, TW1. This in turn provides direct access to the A316/Chertsey Road.

To the north Heathrow Airport and the M4 are in close proximity. As such the location provides good access to Central London and is served by numerous public transport routes including nearby Twickenham Rail Station.

The estate is popular with a variety of occupiers including Royal Mail, Howdens Joinery, Edmundson Electrical and Big Yellow Self Storage.

Description

The subject property comprises a semi-detached distribution/manufacturing warehouse with steel portal frame and part brick clad elevations.

Internally the unit is arranged as industrial / warehouse at ground floor with an undercroft storage/ancillary area. Offices and welfare are at first floor. The building benefits from the following specification:

- Single full height roller shutter door
- Allocated parking
- Three phase power supply
- Heating and lighting to warehouse
- Minimum eaves height 5.2m
- Cellular and open plan offices at first floor level

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

Ground Floor Office / Undercroft	316.70 sq m (3,401 sq ft)
First Floor Offices	406.00 sq m (4,370 sq ft)
Warehouse	2,207.87 sq m (23,765 sq ft)
Total	2,930.67 sq m (31,536 sq ft)

Terms

The unit is available by way of a new full repairing insuring lease. The quoting rent is available upon request.

Rateable Value

TBC.

All parties are advised to make their own inquiries via the VOA

Viewing

By appointment through sole agents, Gerald Eve LLP.

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Conditions under which these particulars are issued

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