

To Let

Detached Self-Contained HQ Style Industrial Unit Extensively Refurbished throughout with enhanced welfare facilities

- 2 electric full height loading door to main yard
- 5.6m minimum eaves height rising to 7.80m
- Total site area of 1.14 acres
- Prominent location in the heart of SW London
- New canteen facilities
- New shower & WC warehouse block
- New HQ reception
- Clear span warehouse space

104 The Green

Twickenham, TW2 5AG

27,395 sq ft

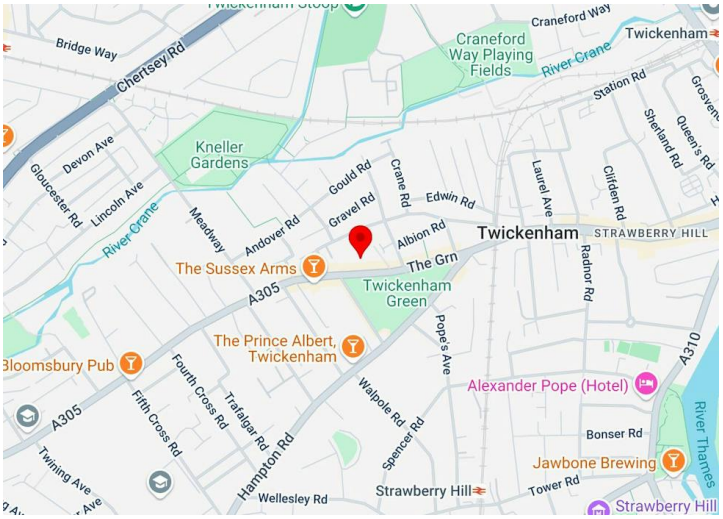
2,545.08 sq m

Reference: #304595

104 The Green

Twickenham, TW2 5AG





Summary

Available Size	27,395 sq ft / 2,545.08 sq m
EPC	A (17)

Description

The premises comprise a detached self-contained warehouse facility. The warehouse/industrial unit is of steel portal frame construction with profile metal cladding. The offices are provided in a two-storey detached brick constructed office building which is linked to the warehouse providing improved welfare facilities for staff.

Location

The unit is situated on the A305 (The Green) in a courtyard development opposite The Green. Twickenham is situated 8 miles to the south of Central London and 7 miles from Heathrow Airport. Access to the A316 is within 2 miles leading on to Junction 1 of the M3. Strawberry Hill & Twickenham stations are situated close by and provide regular train service to London Waterloo.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	20,743	1,927.09
Offices	6,652	617.99
Total	**27,395**	**2,545.08**

Specification

- To be refurbished
- 2 electric full height loading door to main yard
- 1 loading door to the side elevation measuring 3.1m wide x 2.9m high, leading to a storage yard of 2,768 sq ft
- 5.6m minimal eaves height to underside of haunch. Rising to 7.80m
- Office to be refurbished
- Welfare facilities to be provided

Terms

Terms on application.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

Legal Costs

Each party will be responsible for their own legal costs.

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