



PHOENIX WHARF

EEL PIE ISLAND, TWICKENHAM TW1 3DY

A unique riverside development on the banks of the River Thames
OFFICE/STUDIO/WORKSHOPS | 255sq ft upwards





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PHOENIX WHARF is a complex of 12 creative studios and 3 houseboats. A range of six lower deck studios and six upper deck studios. There are toilets for visitors and staff use and all studios are fitted with broadband.

There is also a paved central courtyard with a gas barbeque, a Japanese garden area with a lawn and a decked seating area. The studios have 24 hour access and security gates.

Situated on Eel Pie Island in the River Thames in southwest London near Twickenham. A unique location steeped in history and culture with stunning views of

the river and only 20 minutes from central London. Twickenham BR station is a ten minute walk from Eel Pie Island, providing fast links into and out of London.

Viewing can be arranged through Bonsors, contact Tim Gauld or Andrew Pollard.

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LOWER DECK STUDIOS

AREA: 46.8 sq m (510 sq ft)

The lower deck units are self-contained in layout and comprise a single space which has access front and rear via access balconies. Each unit faces the central courtyard and has views of the river and benefits from the common features of Phoenix Wharf.



UPPER DECK STUDIOS

AREA: 82.2 sq m (885 sq ft)

The upper deck units are self-contained and duplex in layout, with a toilet and kitchenette on the lower floor, and a shower on the upper floor. The units are accessed via a balcony facing the courtyard and have private balconies to the rear of the units. All units have views of the river and benefit from the common features of Phoenix Wharf.

SERVICES & RATES

Annual service charge of c. £2.00 per sq ft will be levied and the cost of rates estimated at £7.00/£8.00 per sq ft will be charged to the tenants by London Borough of Richmond.

RENT DEPOSIT & LEASE

A three-month rent deposit to be held by the Landlord for the term of the lease. Flexible lease terms are available.



PHOENIX WHARF

RENT SCHEDULE- March 2012

Lower Deck

Unit No.	Area Sq Ft	Area Sq M	Rent per week	Rent per annum	Service Charge	Status
Unit 1	515	47.8	£300	£15,600	TBC	Let
Unit 2	515	47.8	£200	£10,400	TBC	Let
Unit 3	515	47.8	£200	£10,400	£1,070.36	Let
Unit 4	515	47.8	£200	£10,400	£1,070.36	Let
Unit 5	515	47.8	£200	£10,400	TBC	Let
Unit 6	515	47.8	£250	£13,000	£1,070.36	Let

- Unit 1 is river fronted with spectacular views.
- Units 2, 3, 4, 5 & 6 can be divided into two units, each 255 sq ft (23.7 sq m). The front units available at £110 per week £5,720 per annum and the rear units at £90 per week £4,680 per annum.

Upper Deck

Unit No.	Area Sq Ft	Area Sq M	Rent per week	Rent per annum	Service Charge	Status
Unit 1	885	82.2	£500	£26,000	TBC	Available
Unit 2	885	82.2	£350	£18,200	TBC	Available
Unit 3	885	82.2	£500	£18,200	TBC	Let
Unit 4	885	82.2	£350	£18,200	TBC	Let
Unit 5	885	82.2	£350	£18,200	TBC	Let
Unit 6	885	82.2	£385	£20,020	£2,141.00	Let

- Units 1 and 2 are river fronted with spectacular views.
- All units can be further combined to provide larger areas if required.