

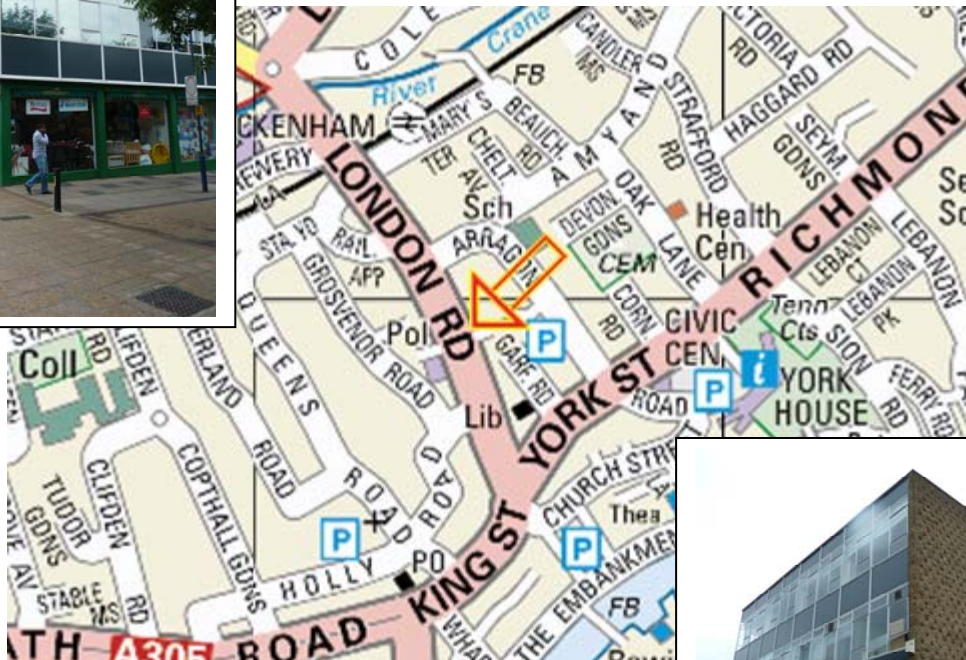
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TO LET
Second Floor Offices
Approx 1,250 sq ft (116 sq m)



46-48 London Road
Twickenham
Middlesex
TW1 3RJ

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**46-48 London Road,
Twickenham,
Middlesex TW1 3RJ**

- Location:** The property is conveniently situated in the heart of Twickenham Town Centre fronting London Road near its junction with Arragon Road and a short walk away from Twickenham Railway Station with its regular services to London Waterloo.
- Description:** The offices are arranged on the second (top) floor of a modern three-storey end of terrace building with ground floor entrance door and communal staircase.
- The offices are arranged as one large open plan main office with four private partitioned offices adjoining.
- The offices have a Net Internal Area of approximately 1,250 sq ft (116 sq m).
- Features include:
- Attractive ground floor entrance and staircase with entry phone system
 - Suspended ceilings with diffused lighting fitments
 - Carpet tiled throughout
 - Gas fired central heating (not tested)
 - De-mountable partitioning
 - Private kitchenette/staff room
 - Shared male and female washroom facilities
- Lease:** A new full repairing and insuring lease for a minimum term of three years.
- Rent:** £12,500 (£10 per square foot).
- Planning:** B1(a) Office use.
- Rates:** The business rates payable for the year 2012/13 are £6,225. This is the full amount payable based on the standard rate of 45.8p in the pound. Other supplements/reliefs may apply. Interested parties should contact the local authority for more information.
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment through agents:

**Andrew Pollard
BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable

Energy Performance Certificate

Non-Domestic Building



SECOND FLOOR
46-48 London Road
TWICKENHAM
TW1 3RJ

Certificate Reference Number:
9900-6935-0339-3161-2054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 94

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	133
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	62.22

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

59 If typical of the existing stock