



LONDON
SQUARE

COMMERCIAL BUILDING
TWICKENHAM, LONDON

AFFORDABLE WORKSPACE OPPORTUNITY

FOR SALE

TWICKENHAM GREEN, TW2

EDWIN ROAD, LONDON, TW2 6SP



LOCATION

KEW
GARDENS

THE CITY

THE SHARD

CANARY WHARF

**THE STAR
AND GARTER**
by LONDON SQUARE

**RICHMOND
PARK**

RIVER
THAMES

CHURCH STREET

**RICHMOND
YACHT CLUB**

HEATH
ROAD

TWICKENHAM
GREEN

**STRAWBERRY
HILL STATION**
→
15-minute walk

**ALLIANZ
STADIUM**
Twickenham Stadium

LONDON SQUARE
TWICKENHAM
SQUARE

**CRANFORD WAY
PLAYING FIELDS**

TWICKENHAM STOOP
Harlequins Rugby Stadium

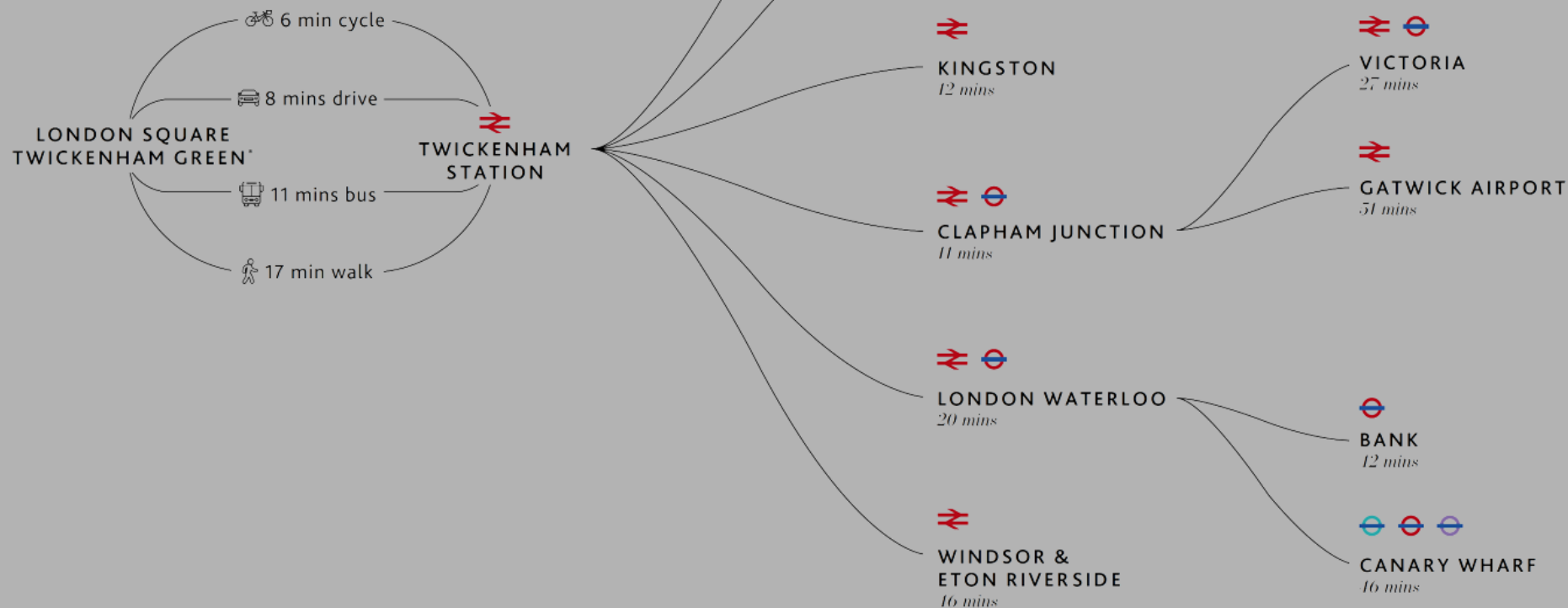
**LONDON SQUARE
TWICKENHAM
GREEN**

RIVER
CRANE

KNELLER GARDENS
Facilities: Tennis, Basketball,
Café & Childrens play area

**HEATHROW
AIRPORT**
←
28-minute drive

It's a 15-minute walk to Strawberry Hill station and 17 minutes to Twickenham station. From here, there are fast trains to central London and the neighbouring towns. London Heathrow Airport is also close by, just a 28-minute drive.



*Travel times taken from Google maps. Strawberry Hill Station is closer in walking distance, but with fewer fast trains into London and connections.

PROPERTY DESCRIPTION



TWICKENHAM GREEN, TW2

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- Fitted out as a self-contained workspace over ground and first floor levels.
- The fitout includes two WCs and a kitchenette at ground floor level and a passenger lift. The first floor provides open plan accommodation in the main.
- Planning: affordable commercial space to be used as office /research/light industrial units within Use Class E(g)
- Suitable for affordable workspace operators providing office space for entrepreneurs, small businesses, artists, and sole traders.
- The building is located in the London Borough of Richmond upon Thames, within a predominantly residential area. Immediately north of the site is the River Crane, and the railway line
- Approx. 10-minute walk from Twickenham Town Centre
- Approx. 15-minute walk to Strawberry Hill Station and 20-minute walk to Twickenham Station
- Parking space to the rear of the property.

Accommodation – Approx. Floor Areas

Floor	AREA (GIA) sq. m	AREA (GIA) sq. ft
Ground	78.8	848
First	98.8	1,063
Total	177.6	1,912

TERMS

Tenure
Freehold

Handover Condition
Existing Condition

Timing
Available Now

Business Rates
The occupier will be expected to pay the business rates.

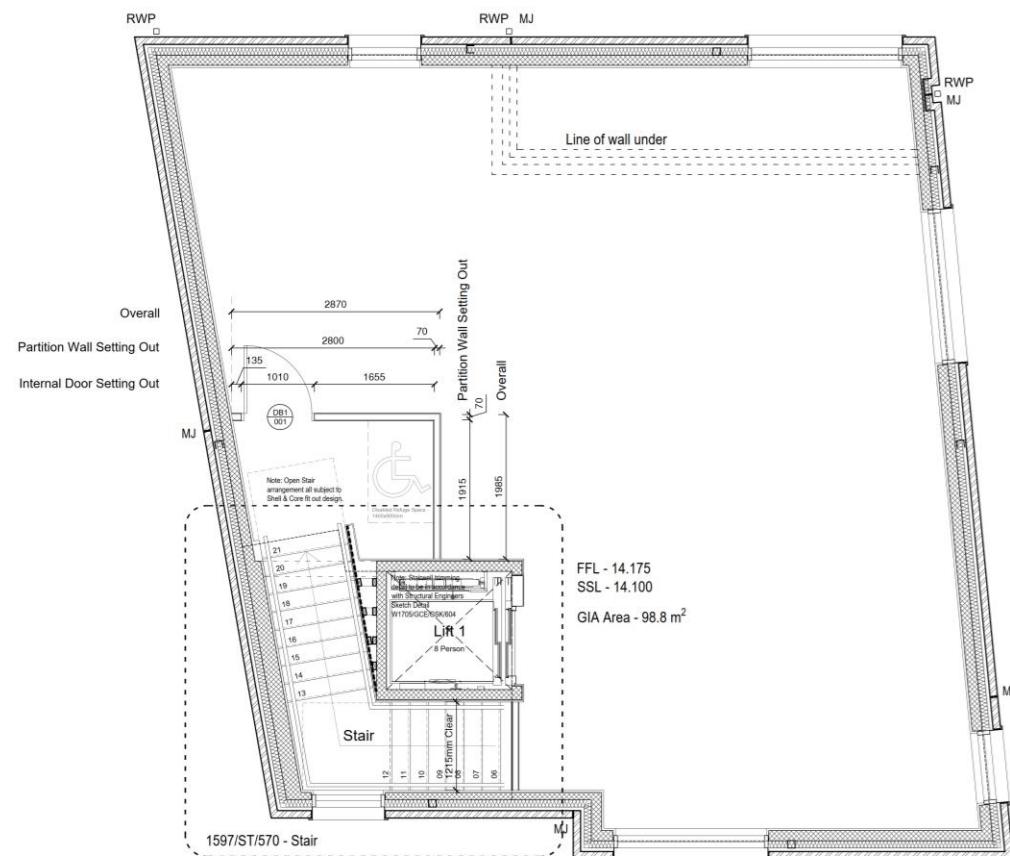
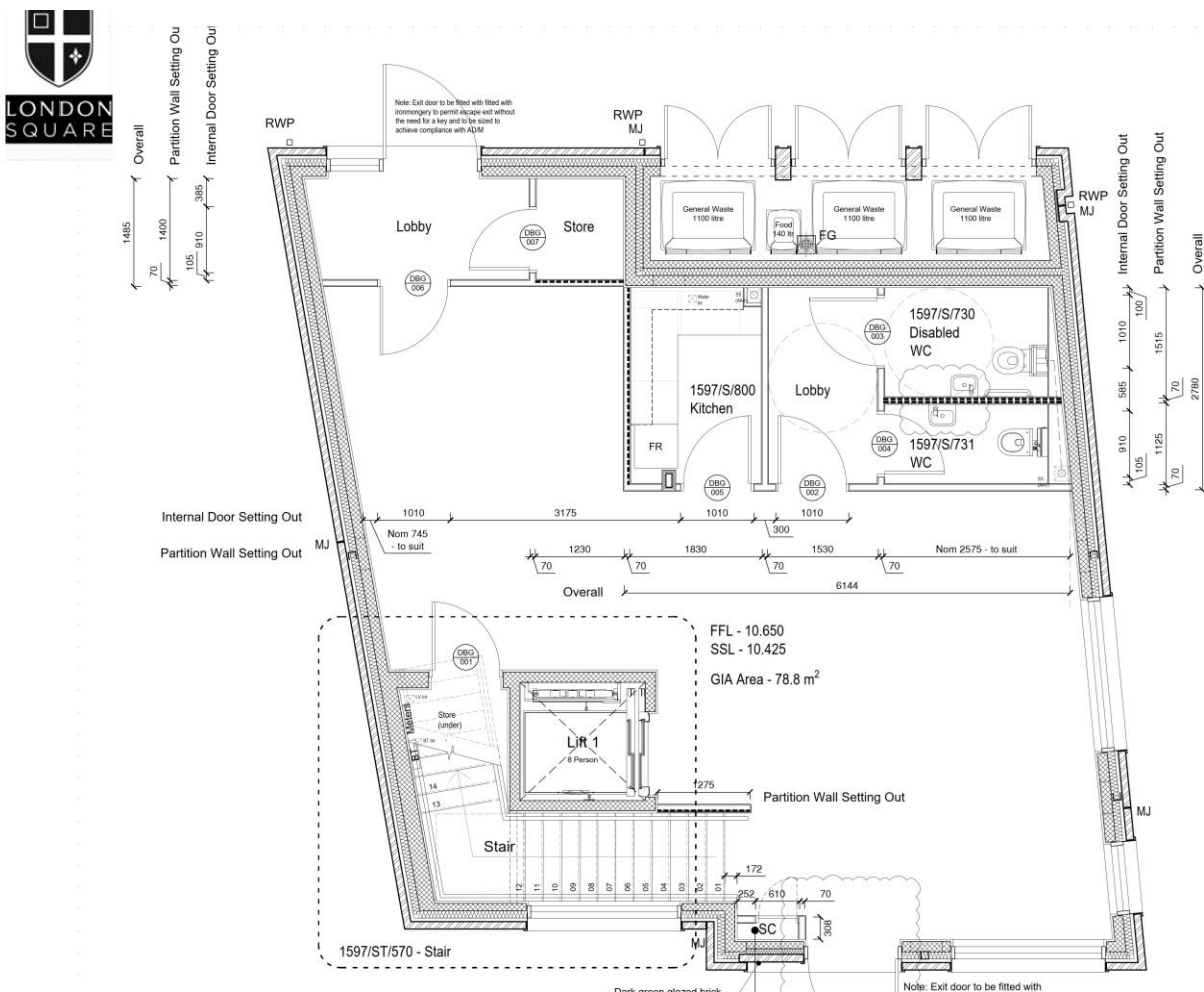
Insurance
The owner of the Property will need to obtain their own building and contents insurance.

Estate Charges
It is anticipated the owner of the building will be required to contribute to the maintenance of the wider estate. **TBC.**

VAT
The property is elected for VAT, and it is expected this will be payable on the purchase price.

Guide Price
£275,000 ex VAT (Two Hundred and Seventy-Five Thousand Pounds), subject to contract.

Legal and Professional Costs
Each party will be responsible for their own legal and professional costs associated with the transaction.



GALLERY



Part of London Square Twickenham Green development



SECTION 106 REQUIREMENTS

Acceptable Uses

The affordable workspace must be leased/ occupied by an Affordable Workspace Manager pursuant to an Affordable Workspace Agreement for such uses that might include space:

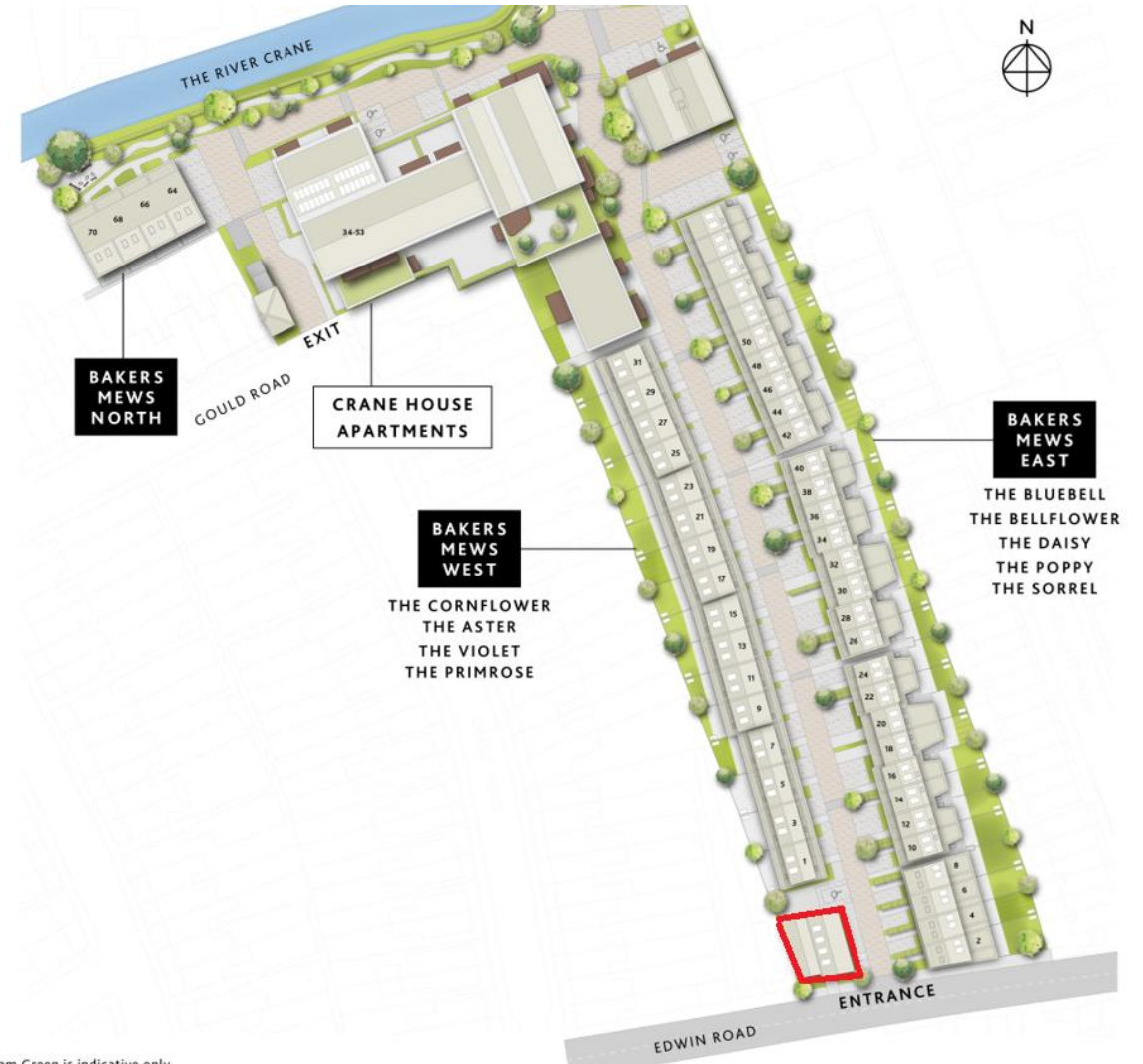
- Dedicated to specific sectors that have social enterprises;
- Dedicated for specific sectors that have cultural value such as artists' studios and designer-maker spaces;
- Dedicated for disadvantaged groups starting up in any sector
- Providing educational or research-driven outcomes through connections to schools, colleges or higher education; and
- Supporting start-up businesses or regeneration.

Affordable Tenancy Rate

The Affordable Workspace Manager can charge a rent and service charge of a maximum of 50% of comparable local market rates for comparable properties.

A copy of the Section 106 can be provided on request.

Part of London Square Twickenham Green development



Map of London Square Twickenham Green is indicative only

LSQ COMMERCIAL REAL ESTATE TEAM



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SUBJECT TO CONTRACT

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