

Indicative CGI



**104 THE
GREEN**

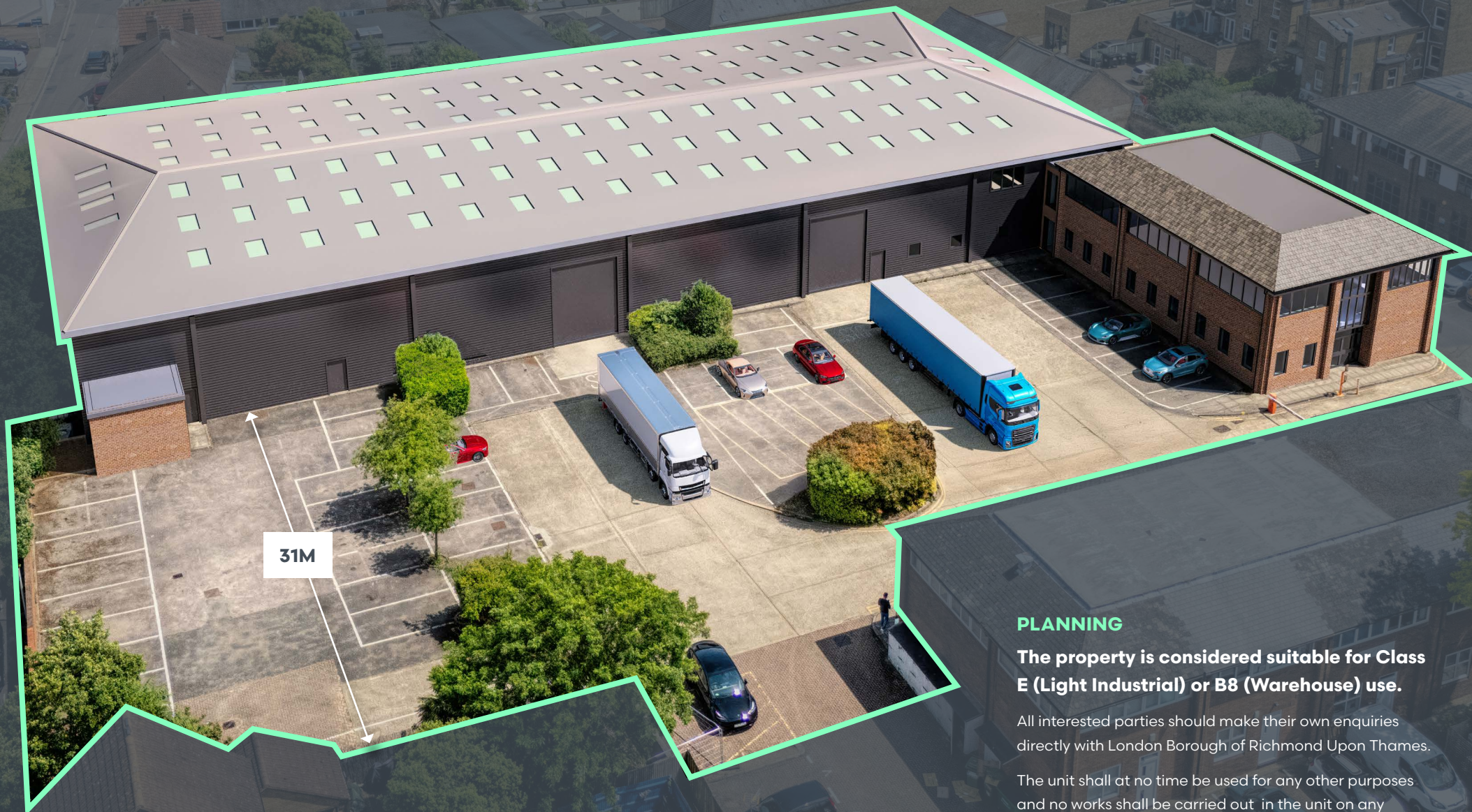
TWICKENHAM TW2 5AG

**DETACHED SELF-CONTAINED HQ STYLE
INDUSTRIAL/ WAREHOUSE UNIT**

27,395 SQ FT (2,545 SQ M)

TO BE COMPREHENSIVELY REFURBISHED

TO LET



31M

PLANNING

The property is considered suitable for Class E (Light Industrial) or B8 (Warehouse) use.

All interested parties should make their own enquiries directly with London Borough of Richmond Upon Thames.

The unit shall at no time be used for any other purposes and no works shall be carried out in the unit on any Sunday or Bank Holiday, nor before 8am nor after 7pm on Monday to Friday, nor before 8am nor after 1pm on Saturday.

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The subject property comprises a detached, self-contained industrial / warehouse facility of steel portal frame construction with profile metal cladding. The office space is housed within a separate two-story brick-built building that benefits from a connection to the warehouse area via a welfare block.

As part of an extensive **welfare refurbishment** programme, the property will be enhanced with comprehensive **welfare facilities** including:



MODERN SHOWER BLOCK FACILITIES

supporting workplace wellness and active commuting options



DEDICATED LOCKER ROOMS

offering secure personal storage and changing facilities



CONTEMPORARY KITCHEN AND BREAKOUT AREA

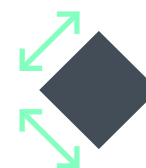
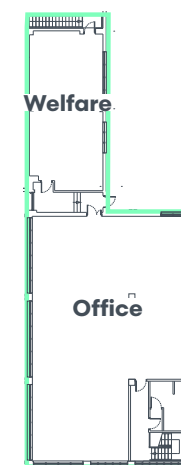
promoting staff collaboration and improved workplace satisfaction

These strategic improvements will significantly elevate the functionality of the premises, supporting occupier wellbeing initiatives while enhancing operational efficiency. The thoughtful integration of these amenities aligns with current workplace standards, making the property well-positioned to meet the requirements of discerning industrial occupiers.



ACCOMMODATION

APPROX GIA	SQ FT	SQ M
Warehouse	20,515	1,906
Plantroom	228	21
Two storey welfare	1,666	154.8
Two storey offices	4,986	463.2
TOTAL	27,395	2,545



SITE AREA OF 1.44 ACRES

Indicative image



WAREHOUSE



5.6m clear height rising to 7.8m at the apex



3 electric level loading doors



Column free space



LED lighting



Epoxy resin coated floor



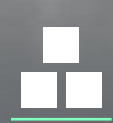
3 phase power



Large loading yard



42 car parking spaces (inc. 4 EV chargers)



Storage yard 2,768 sq ft

OFFICES



Suspended ceilings with recessed LED lighting



Carpeting with perimeter trunking



Kitchen/staff welfare area



Separate WCs and shower facilities



Double glazing



VRF air conditioned offices



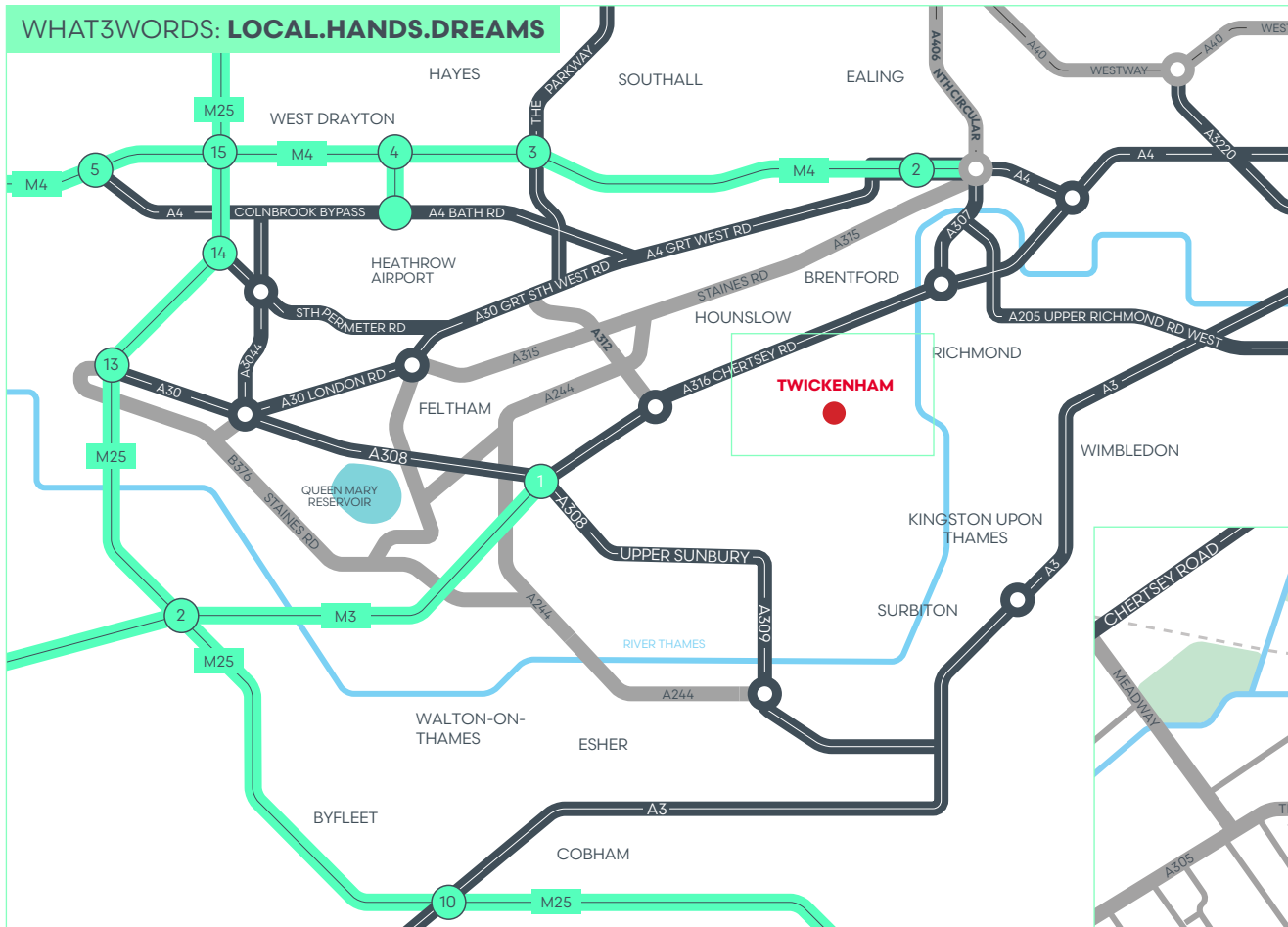
PV solar panel roof system



Air source heat pumps

Subject to specification

WHAT3WORDS: LOCAL.HANDS.DREAMS



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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 and Twickenham stations are situated close by and provide regular train services to London Waterloo.



HEATHROW AIRPORT
20 min drive



LONDON WATERLOO
24 min train

DUE DILIGENCE

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

TERMS

The property is available by way of a new FRI lease on terms to be agreed

EPC

The EPC will be re-assessed following refurbishment.

VIEWING AND FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents below:



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