

# To Let

## 3rd Floor - Twickenham Civic Centre

44 Richmond Rd, Twickenham TW1 3BZ

Occupation available from March 2027



08449 02 03 04  
avisonyoung.co.uk

### Location

Twickenham Civic Centre occupies a prominent position in the heart of Twickenham, a well-connected and thriving South West London location. The area benefits from strong transport links and a vibrant local economy. The property is moments from the river, and the adjacent green space of York House Gardens

The property is situated approximately 8 miles south-west of Central London and 5 miles from Heathrow Airport, providing easy access to the wider London area and beyond. Twickenham railway station is a short walk away, offering regular direct services to London Waterloo (c. 25 mins), Richmond (c. 6 mins) and Reading (c. 55 mins). The area is well served by local bus routes and road links, with the A316 connecting directly to the M3 and the wider motorway network.

Twickenham town centre offers a wide range of amenities including shops, cafés, restaurants, banks, leisure facilities, and riverside walks along the Thames, creating a well-supported and attractive working environment.

### Highlights



Net Internal Area

**11,904 sq ft**



Annual Rent STC

**£25.00**



Finish

**Fitted**



Lease Terms

**Flexible Lease Terms**

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## Description

The available accommodation comprises the entire third floor of the Civic Centre, a modern, purpose-built office building arranged over ground and three upper floors, with a central, naturally lit atrium.

The third floor is finished to a high quality specification and benefits from a kitchen, private booth area, and hot-desking facilities, with WCs located within the building.

The space offers excellent natural light and an attractive working environment, close to Twickenham's historic riverside, Church Street's boutique amenities, and York House Gardens. Occupiers will also benefit from the building's central location and strong transport links, with Twickenham Station only a 6-minute walk away. Car parking may be available by separate arrangement.

Floor	Sq ft	Sq m
Third	11,904	1,106

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

## Planning

The property benefits from E Class use.

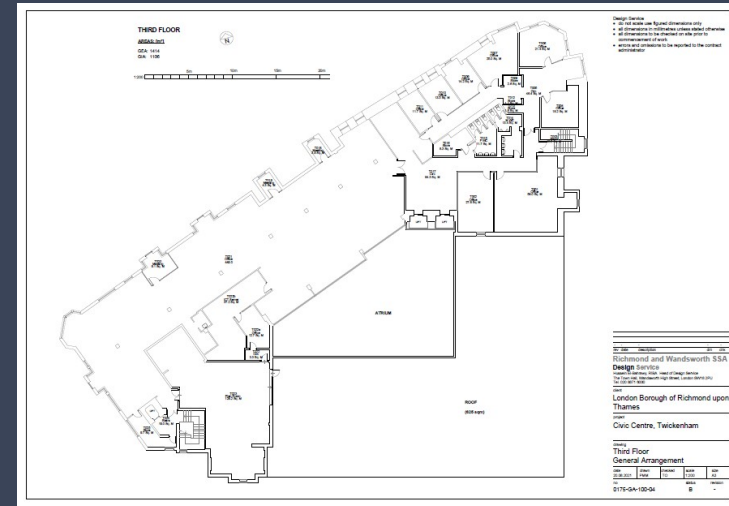
## EPC

E - due for assessment in 2027

## Specification

The third floor is presented to a good quality office specification, ready for immediate occupation.

- LED lighting throughout
- Raised access floors
- Central heating and air conditioning
- Recently installed metal ceiling finish
- Kitchen, meetings rooms and phone booths
- Excellent natural light from a central atrium and perimeter windows
- Attractive location close to Twickenham's riverside, Church Street boutiques, and York House Gardens
- 6-minute walk to Twickenham Station with direct trains to London Waterloo (c. 20 minutes)
- 5 car parking spaces available by separate arrangement



## Rent

£25.00 per sq ft

## Occupational Charge

£7.50 per sq ft (2027)

## Business rates

TBC

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Viewing

Strictly by appointment through the letting agents.

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