

twickenhamciviccentre.com



44 Richmond Road, Twickenham TW1 3BZ

Third floor offices in a prominent office building in the heart of Twickenham town centre adjacent to Church Street and the River Thames
11,904 sq ft (1,106 sq m) To Let

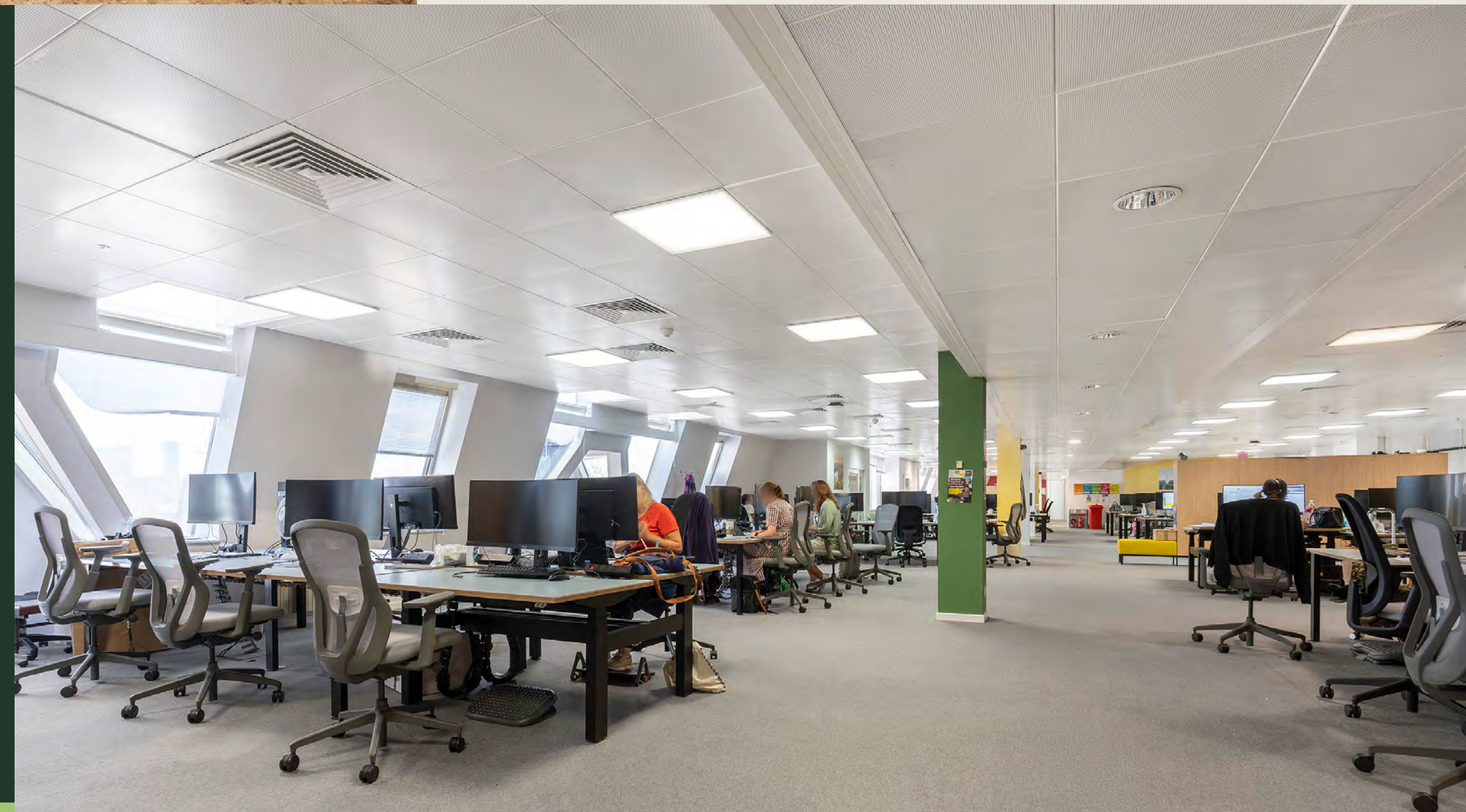


CGIs of the central atrium refurbishment.



THE BUILDING

The Twickenham Civic Centre is a modern, purpose-built office building arranged over ground and three upper floors, with a central, naturally lit atrium which is currently undergoing a comprehensive refurbishment.



THIRD FLOOR

The available office space is finished to a high quality specification and benefits from a kitchen, private booth area, and hot-desking facilities, with WCs located within the core.

The space offers excellent natural light and an attractive working environment.

Specification

LED lighting throughout

Raised access floors

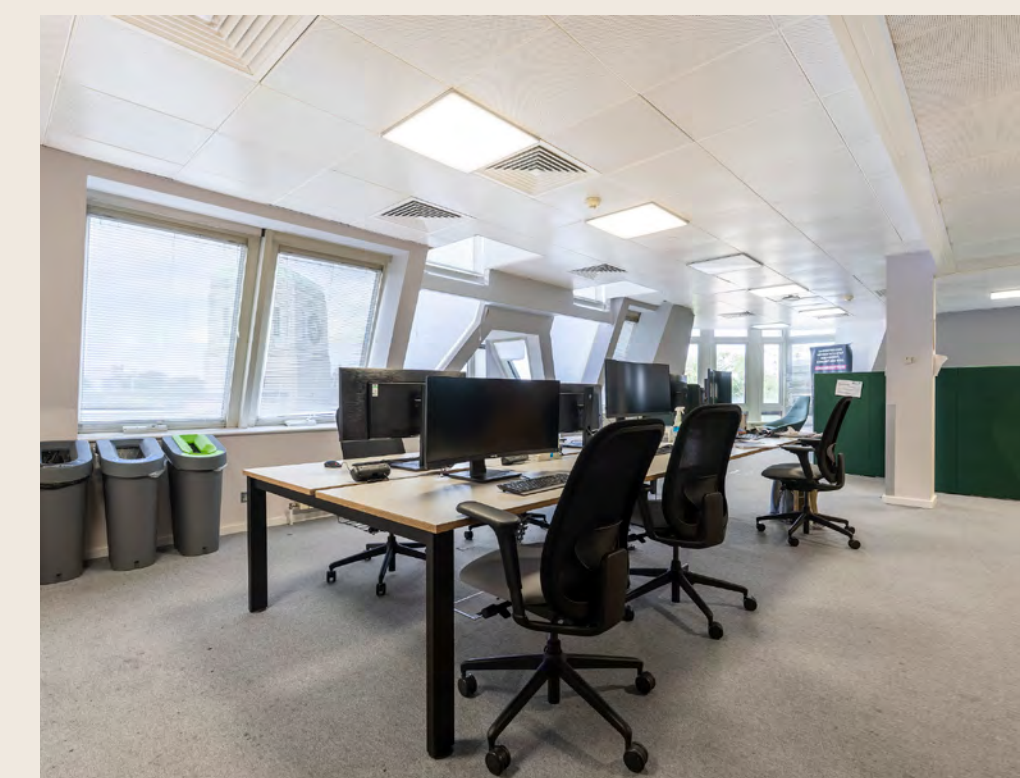
Central heating and air conditioning

Recently installed metal ceiling finish

Kitchen, meetings rooms and phone booths

Excellent natural light from a central atrium and perimeter windows

5 car parking spaces available by separate arrangement

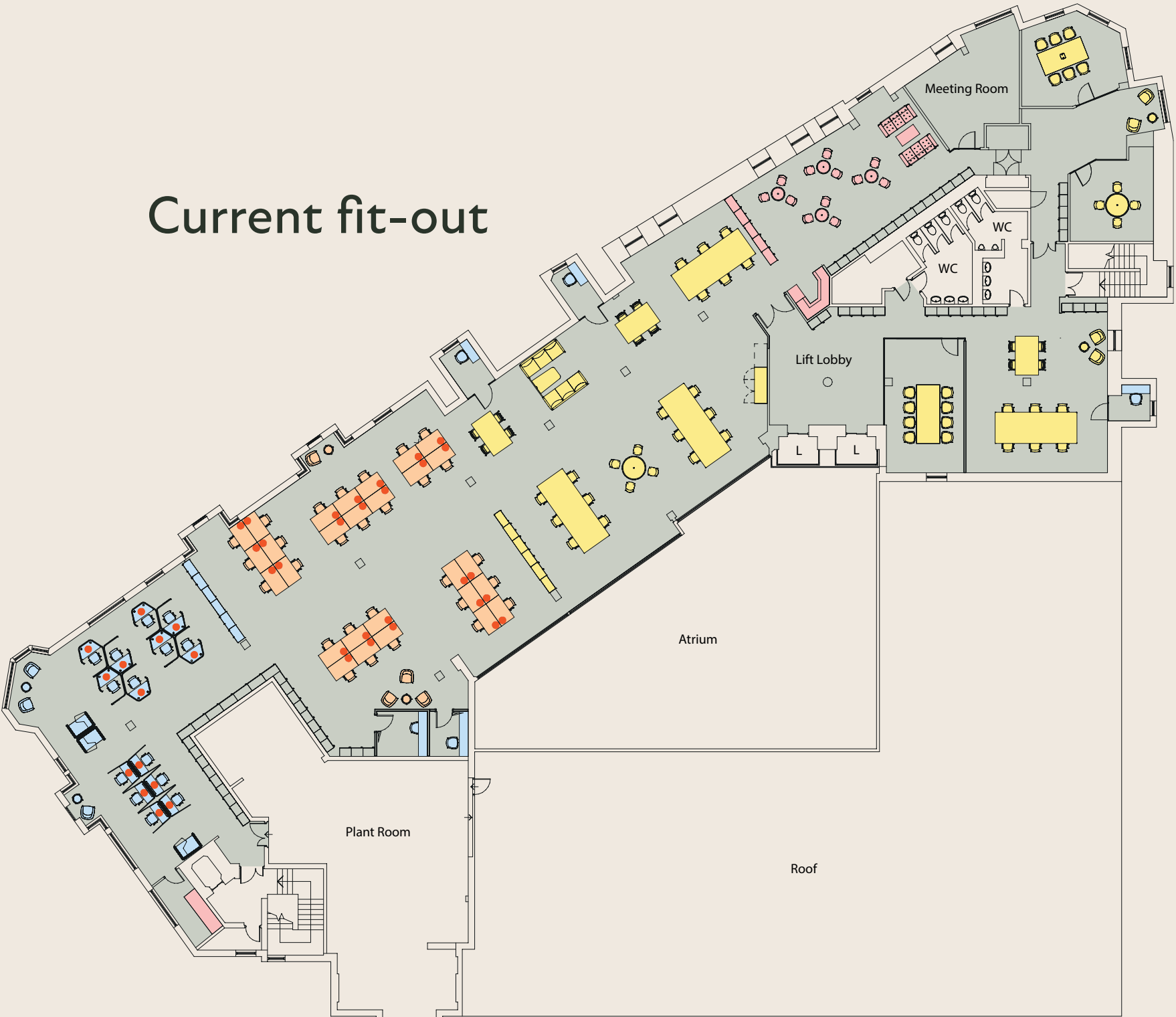


THIRD FLOOR

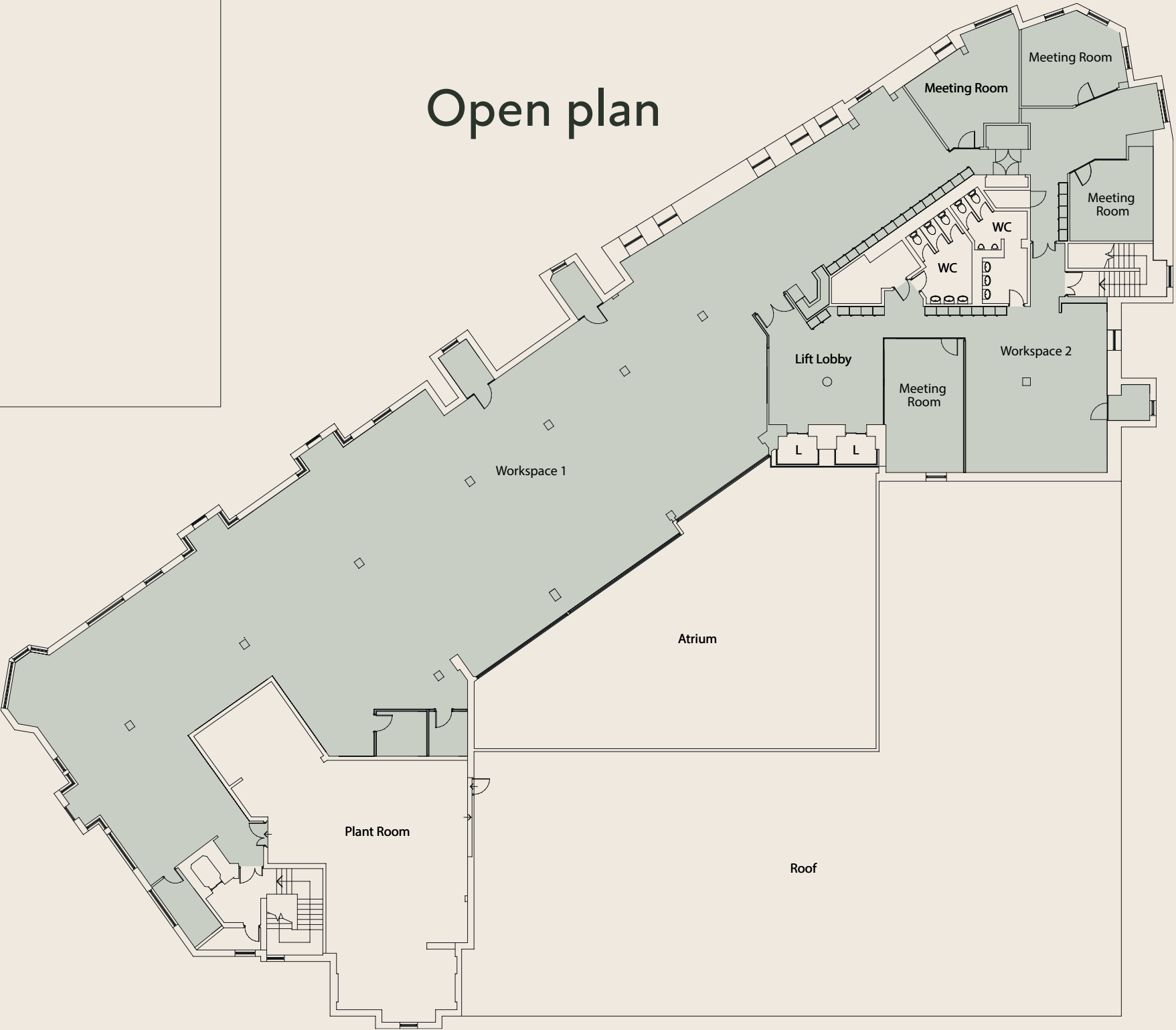
11,904 sq ft (1,106 sq m)



Current fit-out



Open plan



Not to scale.
For identification
purposes only.

TWICKENHAM

Twickenham is a well-connected and thriving South West London location. The area benefits from strong transport links and a vibrant local economy.

The building is adjacent to Church Street, a lively pedestrianised street with a mix of shops, bars, cafés and restaurants and just a short walk to the River Thames.

The amenities extend through Twickenham town centre which also includes a range sport & leisure facilities. Take time out to relax in the green space of York House Gardens and picturesque walks besides the Thames, creating a well-supported and attractive working environment.



Church Street

Church Street

LOCATION

The property is situated approximately 8 miles south-west of Central London and 7 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 (24 mins), Richmond (4 mins) and Reading (61 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.

Travel

By Road	
Twickenham Rail Station	0.3 miles
Richmond	1.5 miles
M3 (Junction 1)	5 miles
M4 (Junction 3)	5.8 miles
Heathrow Airport T2&3	7.6 miles
Central London	8 miles
Heathrow Airport T5	9.8 miles
M25 (Junction 15)	11 miles

By Rail	
Richmond	4 mins
Kingston	13 mins
Clapham Junction	15 mins
Vauxhall	21 mins
London Waterloo	24 mins
Wimbledon	28 mins
Reading	61 mins



Restaurants & Cafés

- 1 Rosie Chai
- 2 Earth & Fire Café
- 3 Masaniello
- 4 Snax Bistro Café
- 5 Gail's
- 6 Osteria Pulcinella
- 7 Water Lane Coffee
- 8 Riverside Fish & Chips
- 9 Sorrento
- 10 Kokoro
- 11 Nando's
- 12 Twisted Ivy Café
- 13 Esquires Coffee
- 14 Megans
- 15 Caffé Nero
- 16 Greggs
- 17 Starbucks
- 18 Pizza Express
- 19 Subway
- 20 Costa
- 21 Panas

Shops

- 1 Waitrose
- 2 Tesco Express
- 3 Boots
- 4 Waterstones
- 5 Holland & Barrett
- 6 M&S Simply Food

Pubs & Bars

- 1 The White Swan
- 2 Barmy Army
- 3 The Eel Pie
- 4 The Fox
- 5 Ricardo's Cellar
- 6 Brewery Market
- 7 The George
- 8 The Three Kings
- 9 The Rose & Lion
- 10 William Webb Ellis
- 11 The Cabbage Patch
- 12 The Albany

Leisure

- 1 Anytime Fitness
- 2 Pure Gym
- 3 Twickenham Rowing Club
- 4 Richmond Yacht Club
- 5 Public Tennis Courts
- 6 Twickenham Tennis Club



TWICKENHAM



CIVIC CENTRE

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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 reassessment in 2027.

Viewing

Strictly by appointment through the letting agents.

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AVISON YOUNG

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Compiled September 2026.