

TO LET OR FOR SALE



CROWN ROAD

TWICKENHAM TW1 3EU

HIGH QUALITY AIR CONDITIONED BUILDING WITH ON SITE PARKING

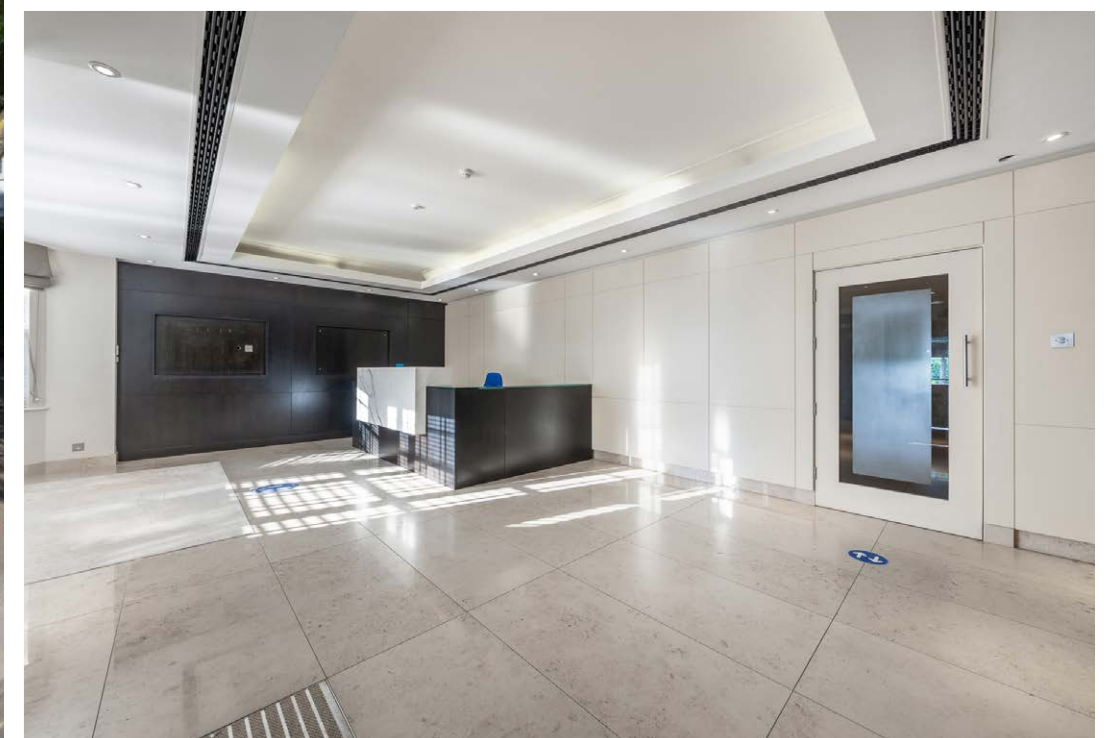
1,741 SQ FT - 14,353 SQ FT



CROWN ROAD
TWICKENHAM TW1 3EU

OFFICE BUILDING THAT MAY BE SUITABLE
FOR MEDICAL OR EDUCATIONAL USE
(SUBJECT TO CONSENT).

A RARE SELF CONTAINED BUILDING TOTALLING
APPROXIMATELY 14,353 SQ FT (1,333 SQ M)
WITH 33 ON-SITE CAR PARKING SPACES.



CLOSE TO A VIBRANT MIX
OF CAFÉS, BARS, SHOPS
AND A GYM.

LOCATION

76 Crown Road is a prominent, stand alone, purpose built building, located four minutes from St Margarets Railway station and a short distance to the Chertsey Road (A316).

Twickenham is an affluent south west London borough offering a mix of amenities including major high street retailers, leisure facilities, restaurants and bars.

TRAVEL TIMES

By Train	Mins	By Road	Miles
Twickenham	2	St Margarets Station	0.2
Richmond	3	Twickenham Station	0.8
Clapham Junction	20	M3 (Junction 1)	5
Vauxhall	26	Heathrow Airport	9
Wimbledon	30	Central London	9
Waterloo	31	M25 (Junction 15)	10



LOCAL AMENITIES

Cafés & Restaurants

- 1 Harris+Hoole
- 2 Gail's
- 2 Issac's Coffee
- 3 La Creperie Bretonne
- 4 The Crown Café
- 5 Wylie's Café
- 6 Ches Trattoria
- 7 Grounded

Retail & Leisure

- 1 Tesco Express
- 2 St Margarets Gym
- 3 Post Office
- 4 St Margarets Tavern
- 5 The Crown



AVAILABLE AS A WHOLE OR ON A
FLOOR-BY-FLOOR BASIS FROM 1,741 SQ FT

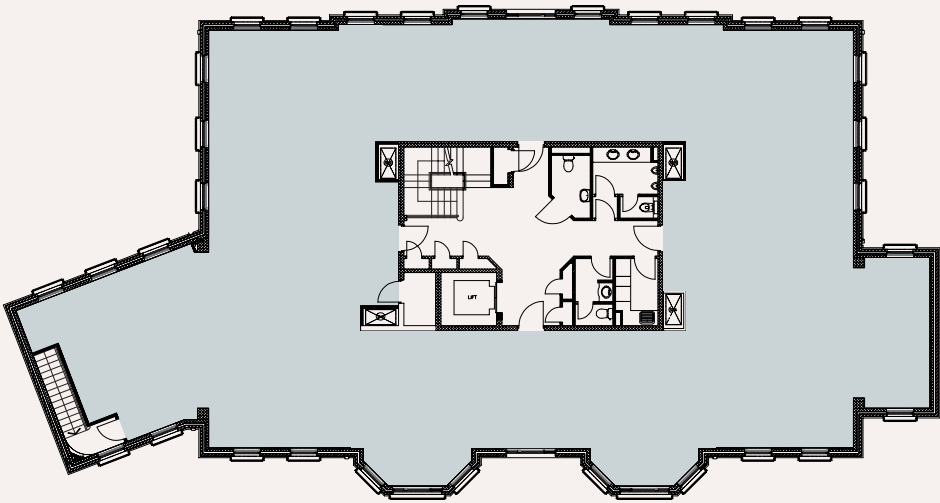


SPECIFICATION

- Air conditioning
- Fully accesses raised floor
- Suspended ceiling
- Male, female and disabled WC's on each floor
- Passenger lift
- Carpet
- Showers
- Kitchenettes on each floor
- 33 Car parking spaces (1:435 sq ft)
- EPC Rating: D76

FLOOR AREAS

Floor	NIA SQ FT	NIA SQ M
Third	1,741	161.74
Second	3,842	356.93
First	4,450	413.41
Ground	4,320	401.33
Total	14,353	1,333.41



First floor plan



CROWN ROAD

TWICKENHAM TW1 3EU

LEASE

New lease available. Possible sale of freehold.

RENT / PRICE

On application.

VIEWINGS

Strictly by appointment through the joint sole agents.



David Cuthbert

07710 183 423

dcuthbert@hanovergreen.co.uk

Andy Tucker

07721 260 545

atucker@hanovergreen.co.uk



David Keates

07879 695 525

d.keates@martincampbell.co.uk

Richard Farndale

07789 365 304

r.farndale@martincampbell.co.uk

MISREPRESENTATION ACT 1967

Hanover Green & Martin Campbell for themselves, hereby give notice that: (i) These particulars do not constitute any part of an offer or contract. (ii) Hanover Green & Martin Campbell accept no legal responsibility for any statement or representation whether written, oral or implied or whether contained in any advertisement particulars or other matters issued by any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. (iii) Neither Hanover Green LLP & Martin Campbell nor their principals, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. (iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. (v) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Details prepared September 2025.