

COMPREHENSIVELY
REFURBISHED

104 THE GREEN

TWICKENHAM TW2 5AG

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

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

 **aberdeen**
Investments

104 THE GREEN

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-storey brick-built building that benefits from a connection to the warehouse area via a welfare block.

31M



TAKE A
VIDEO TOUR

As part of an extensive programme, the property has been enhanced with comprehensive **welfare facilities** including:

- 

MODERN SHOWER FACILITIES
supporting workplace wellness and active commuting options
- 

DEDICATED LOCKER ROOMS
offering secure personal storage and changing facilities
- 

CONTEMPORARY CANTEN AND BREAKOUT AREA
promoting staff collaboration and improved workplace satisfaction

These strategic improvements have significantly elevated 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.

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.

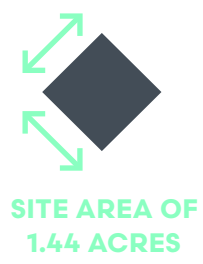
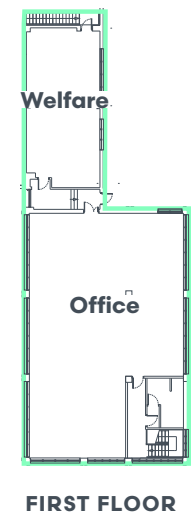
The unit shall at no time be used for any other purposes and no works shall be carried out in the unit on any Sunday or Bank Holiday, nor before 8am nor after 7pm on Monday to Friday, nor before 8am nor after 1pm on Saturday.



Plans not to scale. For indicative purpose only.

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





WAREHOUSE



5.6m clear height rising to 7.8m at the apex



Column free space



3 electric level loading doors including one to the side storage yard



New LED lighting



Epoxy resin coated floor



3 phase power supply of 250 KVA

EXTERNAL



Large loading yard



Side storage yard
2,768 sq ft



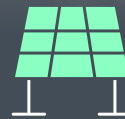
42 car parking spaces
(inc. 3 EV chargers)



EV charging for 6 vehicles



Cycle storage



New PV solar panel roof system



New air source heat pumps



OFFICES



New suspended
ceilings with recessed
LED lighting



Carpeting



Canteen/staff
welfare area



Separate
WCs and
shower facilities



Double
glazing



New VRF air
conditioned
offices



Raised
perimeter
trunking



EPC A



Shower facilities



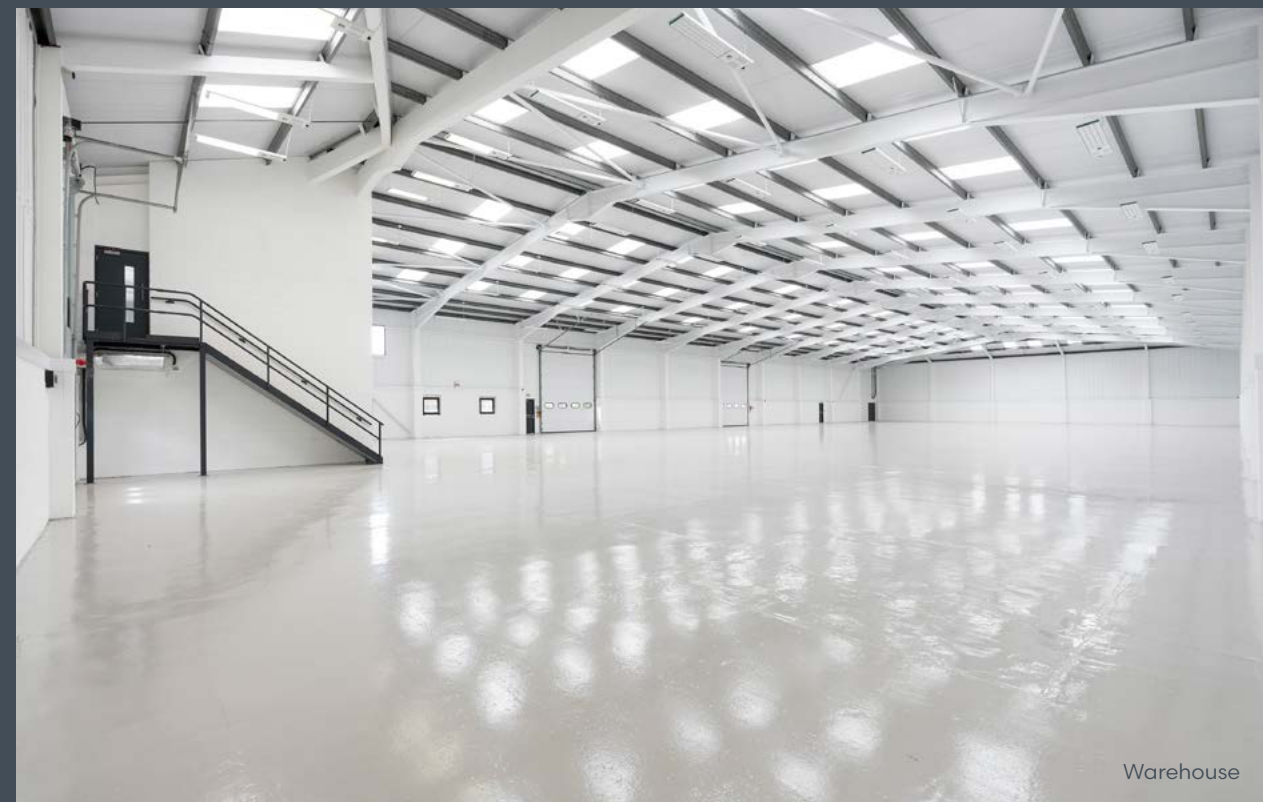
Staff canteen area



Electric loading door



Office reception



Warehouse



HQ offices



Side storage yard



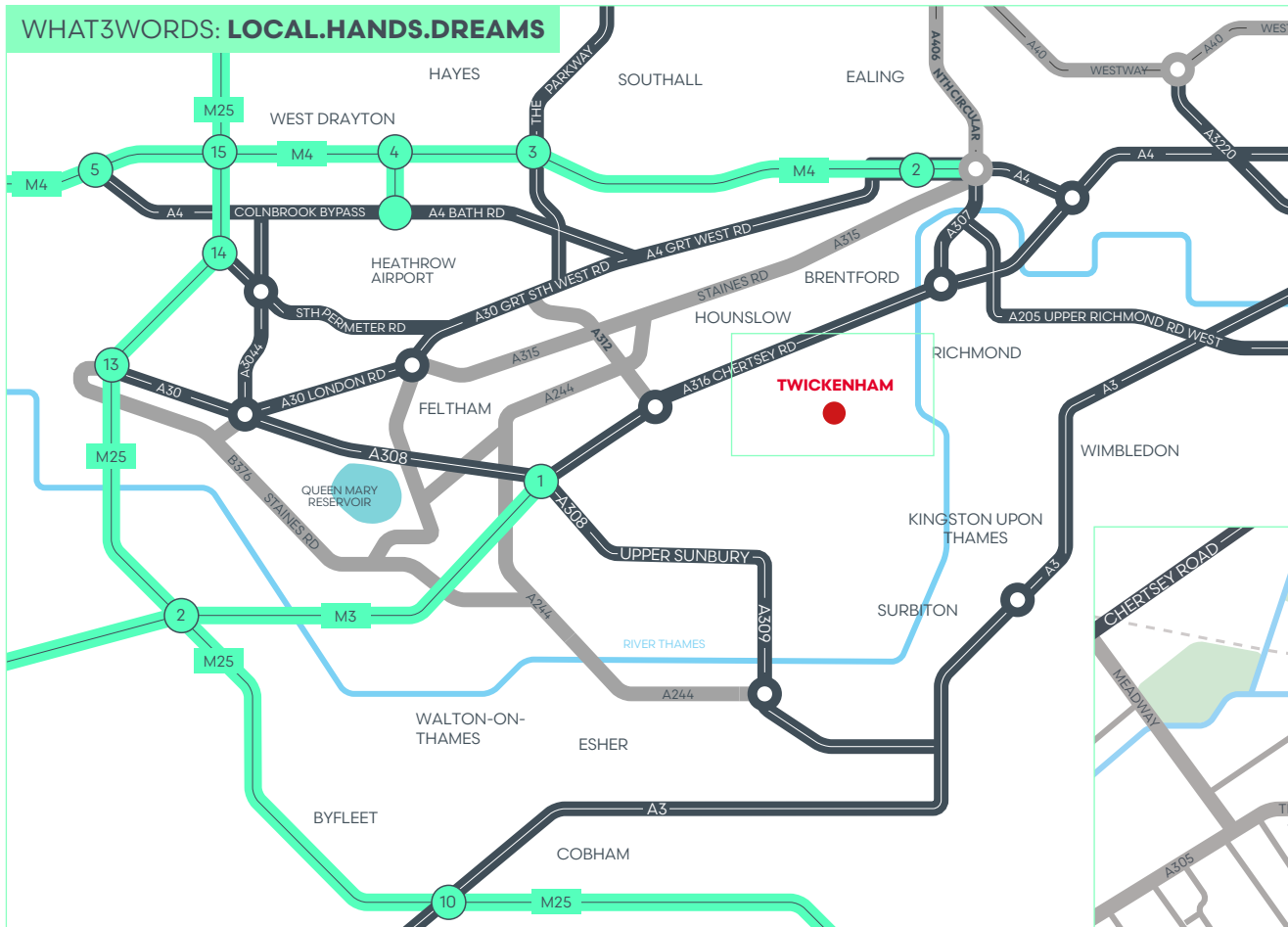
EV charging



Twickenham Stadium

Twickenham Station

WHAT3WORDS: LOCAL.HANDS.DREAMS



104 THE GREEN

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

VIEWING AND FURTHER INFORMATION

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



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