

**Webb Ellis House,  
Rugby Road, Twickenham  
TW1 1DS**



**To Let**

**3,000 – 8,815 sq ft. (279- 819 Sq m) approx.**

**Refurbished office space**

**0208 332 7788**

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

Webb Ellis House is prominently located fronting Rugby Road, with easy access to the A316 Chertsey Road which links south West London to the M3 Motorway and subsequent wider motorway networks. The building is located within a 10 min walk of Twickenham High Street and main line train station

**Description:**

Webb Ellis House is a late 1980's two storey office building located on Rugby Road, opposite Twickenham Rugby Stadium. The property is self-contained with its own secure on-site car parking.

- Suspended ceiling
- Newly refurbished
- Open plan floor plate
- Raised floors
- Double Height reception
- Air conditioning cassettes
- Car parking ratio of 1:329 sq ft

The offices have the following approximate net internal office area:

1 <sup>st</sup> floor	3,000 – 8,815 sq ft	279- 819 Sq m
-----------------------	---------------------	---------------

**Service charge:**

The service charge for 2017/18 was circa £3.00 per sq ft - TBC

**Rates:**

Applicants should make their own enquiries at the Valuation Office. Rates are in the region of £6.67 per sq ft TBC

**Terms:**

The office is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£25.00 per sq ft

**EPC:**

TBC

**Viewings:** Via joint sole agents

**Michael Rogers LLP**

Clare Lane

Tel: 0208 332 7788

[clare.lane@michaelrogers.co.uk](mailto:clare.lane@michaelrogers.co.uk)

**Colliers International**

Toby Lumsden

Tel: 020 7344 6706

[toby.lumsden@colliers.com](mailto:toby.lumsden@colliers.com)

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS