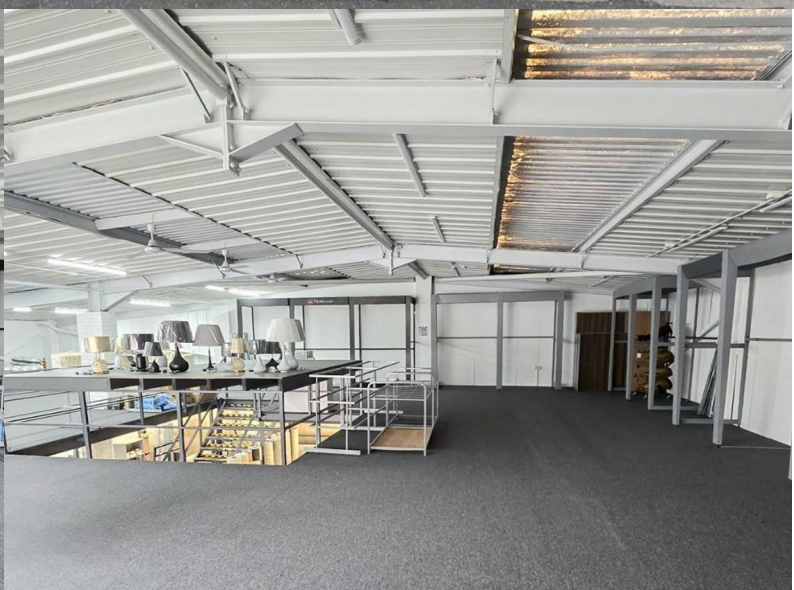


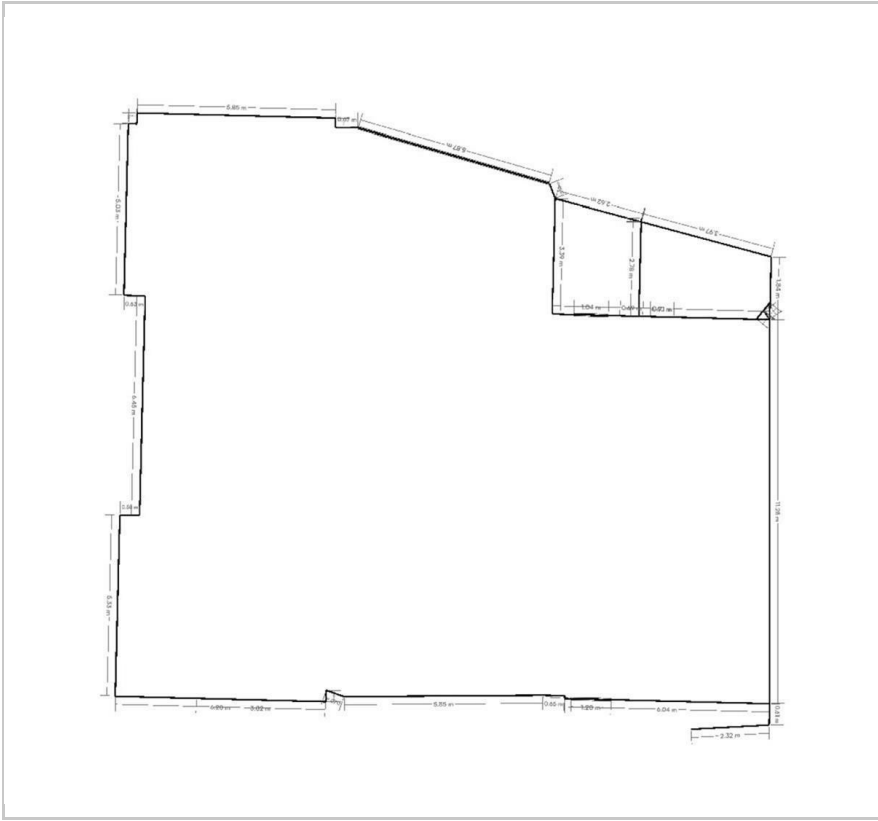


MOVE INN ESTATES
MAKING THE RIGHT MOVE



Lion Road
Twickenham, TW1 4JF
£3,000 Per Month

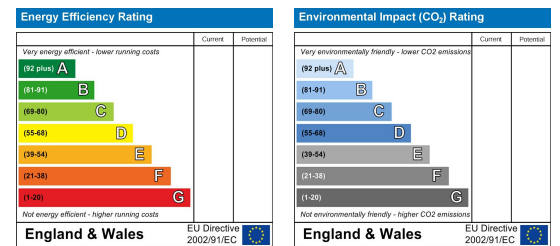
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Approximately 3,400 sq ft of versatile first-floor space
- £3,000 per month inclusive of rates, utilities, and insurance
- Tenant in place; ideal for investor to hold and sell back to Gurdwara in future for premium
- Directly opposite Tesco Express with convenient visitor parking
- Excellent transport links, walking distance to two mainline stations
- Includes private kitchen and access to communal facilities

We are pleased to offer the first floor of this versatile commercial property, providing approximately 3,400 square feet of flexible space ideal for office use, creative studios, workshops, or service-based businesses. The rent of £3,000 per month is fully inclusive, covering business rates, utilities, and insurance, making this a cost-effective and straightforward option for occupiers.

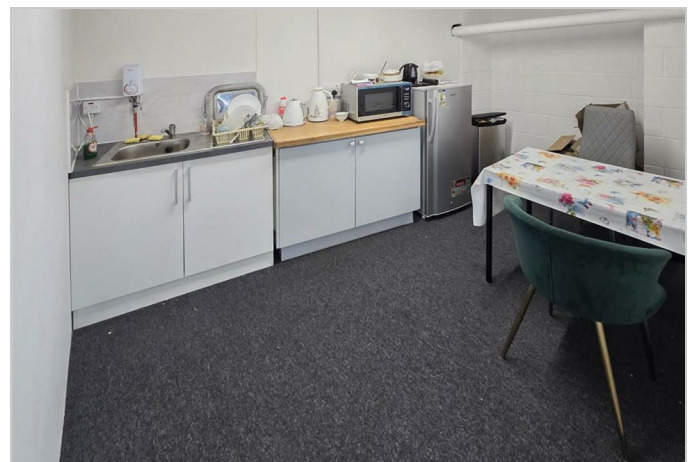
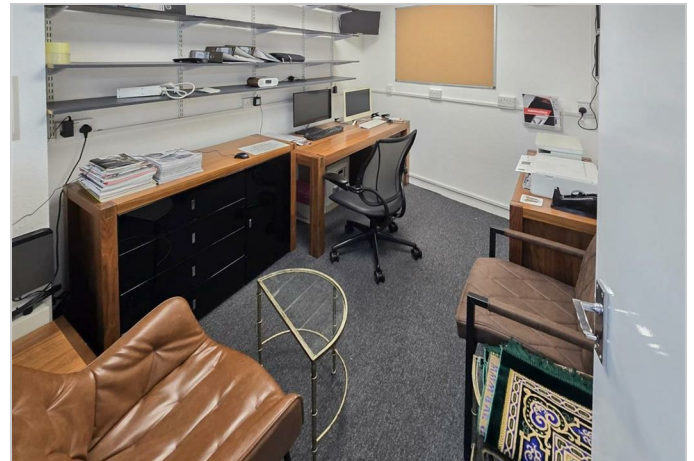
This property is set in the heart of Twickenham, just off Heath Road, one of the town's main commercial thoroughfares. The surrounding area offers a wide range of local amenities, including Tesco Express directly opposite, cafés, restaurants, shops, and professional services, providing convenience for both staff and visiting clients. The Tesco car park opposite offers 30 minutes of free parking, adding further ease for visitors.

Twickenham's excellent transport connections make this an ideal location. Twickenham Station is approximately 0.4 miles away, offering regular direct services into London Waterloo, and Strawberry Hill Station is also within walking distance, connecting you to Kingston and beyond. Bus routes along Heath Road provide further connectivity across southwest London.

The local area is well-regarded for its affluent residential population, thriving local businesses, and strong footfall, making it a prime location for companies looking to expand or establish a presence in Twickenham. The space also benefits from a private kitchen for staff use and communal bathroom facilities.

The unit comes with a ready tenant in place, offering immediate rental income. Ideal for an investor seeking a medium-term hold, as the local Gurdwara has expressed interest in purchasing the unit back in the coming years — giving the investor the opportunity to sell at a future premium.

Flexible lease terms are available, and the space is ready for immediate occupation. Please get in touch for further details or to arrange a viewing.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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