NEB CONSULTING

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Property Consultants & Chartered Surveyors

KORUS HOUSE
6-8 COLNE ROAD
TWICKENHAM TW1 4JR



607 – 2,104 sq ft (56.39 – 195.47 sq m) approx.

Self Contained Office Suites

TO LET

Tel: 020 8567 5792
NEB Consulting (Property) Limited, Spaces Aurora, 71-75 Uxbridge Road, London W5 5SL. Registered in England No. 7183316
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Location: Korus House is located near Twickenham Green at the junction of Colne Road and Heath Road, providing easy access to local shops, restaurants and amenities. Twickenham Mainline Station is within short walking distance, providing a regular train service to Waterloo. The nearby A316 provides convenient access to the M3, the M4 is within 4 miles, Heathrow Airport 6 miles.

Description: Suites are available redecorated, newly carpeted, and are mostly open plan. The 1st Floor Front (East) Suite is available furnished or unfurnished

Floor/Suite	Approximate Area	Availability
1st Floor - Front (East)	607 sq ft (56.39 sq m)	Individually or with other suites
1st Floor - Front (West)	657 sq ft (61.04 sq m)	Individually or with other suites
2nd Floor - Suite 2.02	840 sq ft (78.04 sq m)	Individually or with other suites

Amenities:

- Perimeter Power
- Suspended Ceilings
- Recessed Lighting
- Excellent Natural Light
- Gas Fired Central heating
- Kitchenette in 1st Floor (West) Suite and 2nd Floor, Suite 2.02
- 24 Hour Access
- WC's



Terms: The office suites are available on new, flexible effective Full Repairing and Insuring leases for a term by arrangement directly from the freeholder.

Rent Per Annum Exclusive of Service Charge, Rates & VAT	
1st Floor - Front (East)	£9,750 per annum (£16.06 per sq ft)
1st Floor - Front (West)	£12,000 per annum (£18.26 per sq ft)
2nd Floor - Suite 2.02	£13,500 per annum (£16.07 per sq ft)
Rateable Values – from Valuation Office Agency Website	
1st Floor - Front (East)	Rateable Value of £9,400
1st Floor - Front (West)	Rateable Value of £10,250
2nd Floor - Suite 2.02	Rateable Value of £9,700



Interested parties are advised to make their own enquiries of London Borough of Richmond for confirmation of the actual rates payable and whether they are eligible for Small Business Rate Relief. Tel 020 8891 7725.

Service Charge: The service charge is approximately £2.80 per sq ft including insurance – but excluding utilities which are charged separately.

Energy Performance Certificate (EPC): An energy rating of E102



VAT: Rent and service charge are subject to VAT at the current rate.

Legal Costs: Each party to be responsible for their own legal costs.

For further information & appointments to view, please contact:
NEB Consulting – 07860 177921
Nick Blackwell nick.blackwell@nebconsulting.co.uk

or the Joint Sole Agent:
Franklin Commercial – 07771 366419
Sarah Franklin sarah@franklincommercial.com

Subject to Contract – July 2026

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