

Grade A refurbished town centre offices
2,441 sq ft (226.6 sq m) To Let

PEREGRINE HOUSE

26 PARADISE ROAD, RICHMOND, TW9 1SE

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The premises have recently been refurbished to a Grade A specification with a stylish finish, offering bright and expansive office accommodation in the heart of Richmond town centre.

The accommodation includes wooden flooring, perimeter trunking, air conditioning and LED lighting. The property is arranged over five floors which are accessed via a passenger lift and central staircase. WC facilities are included on each floor and new showers have been installed at the garden level.





High quality office space with contemporary exposed services and excellent natural light.

SPECIFICATION

- Grade A refurbishment
- Contemporary reception
- Excellent natural light
- Air conditioning
- Passenger lift
- Exposed surfaces
- Wooden tiled floor finished
- New male & female WC's on each floor
- New showers
- Three compartment trucking
- EPC rating C65

FLOOR AREAS

Floor	sq ft	sq m
Third	LET	
Second	LET	
First	LET	
Ground Floor	LET	
Garden Level	2,441	226.86
Total	2,441	226.86



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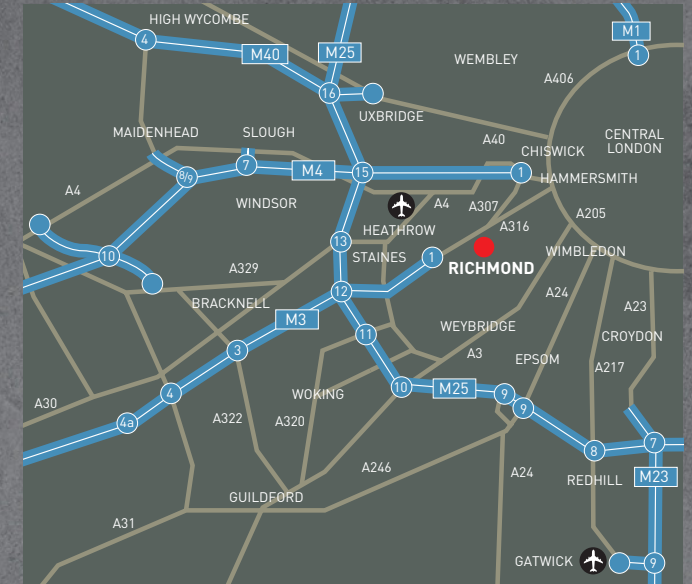


Situated amongst a thriving mix of amenities including major high street retailers, leisure facilities, restaurants and bars.

Richmond is a highly affluent town located 8 miles south west of London and boasts some outstanding sites of natural beauty, including the very popular riverfront and Village Green.

This impressive corner property is situated on the North side of Paradise Road at its junction with Eton Street. Richmond Station (District Line, Overground and National Rail) is within a 5 minute walk. The A316 is easily accessible and provides quick access to the M3, M4 & M25.

The property is located opposite the Paradise Road car park which provides seasonal parking facilities.



BY ROAD

M4	3 miles
M3	6 miles
M25	8 miles
West End	8 miles
Heathrow Airport	12 miles

BY RAIL

Clapham Junction	8 mins
London Waterloo	19 mins
Wimbledon	21 mins
London Paddington	36 mins
Heathrow Airport	44 mins

BY UNDERGROUND

Gunnersbury	6 mins
Hammersmith	15 mins
Earls Court	21 mins
London Victoria	32 mins
Green Park	44 mins

TERMS
Upon application.

VIEWINGS
Strictly by appointment through joint sole agents.

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