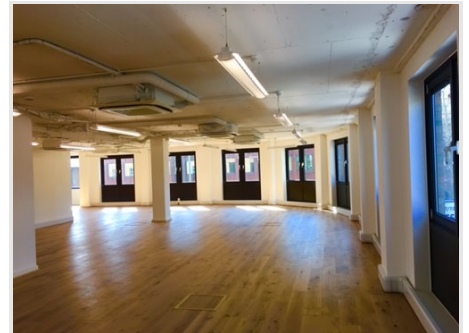


**GARDEN LEVEL, PEREGRINE HOUSE, 26-28 PARADISE ROAD,
RICHMOND UPON THAMES, TW9 1SE**



SUMMARY

- **2,441 sq ft (226.86 sq m)**
- **Garden Level of a five storey Office Building**
- **Close Proximity to European Headquarters of Ebay & Paypal**
- **To Let**
- **Rent: Upon Application**
- **New FRI Lease available, terms to be agreed**

AMENITIES

- **Air Conditioning**
- **Contemporary Exposed Services**
- **Excellent Natural Light**
- **Male & Female WC's**
- **Passenger Lift**
- **Well appointed Reception**



LOCATION

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 of the property. The A316 is easily accessible and provides a quick link to the M3, M4 and M25 motorways.

DESCRIPTION

The premises have recently been refurbished to a very high spec and stylish finish, offering bright and expansive office accommodation. The offices are arranged over five floors and include WC facilities on each floor. There is a passenger lift accessing all floors.

ACCOMMODATION

FLOOR	SIZE
3rd Floor	1,499 sq ft (139.31 sq m)
2nd Floor	2,512 sq ft (233.46 sq m)
1st Floor	2,512 sq ft (233.46 sq m)
Ground Floor	2,276 sq ft (211.52 sq m)
Garden Level	2,441 sq ft (226.86 sq m)
Total	11,240 sq ft (1,045 sq m)

LEASE / TERM

New FRI Lease available, terms to be agreed



COMMERCIAL PROPERTY CONSULTANTS

RENT

Upon Application

VAT

VAT is applicable

EPC RATING

TBA

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
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d.arthur@martincampbell.co.uk

Richard Farndale
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Misrepresentation Act 1967: Martin Campbell & C

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Property Ref: 4190. Date: 2019