

Grade A refurbished town centre offices
1,499 – 7,229 sq ft (139.2 – 671.8 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 | 2,512 | 233.46 |
| Ground Floor | 2,276 | 211.52 |
| Garden Level | 2,441 | 226.86 |
| Total | 7,229 | 671.84 |

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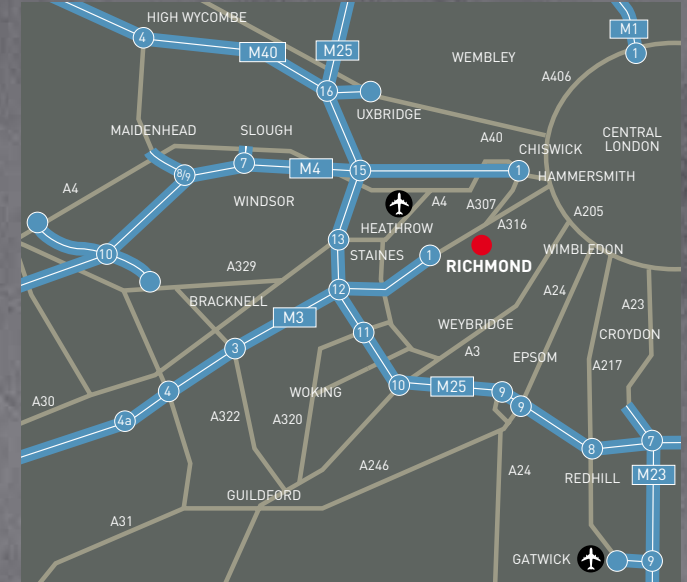


Situated amongst a thriving mix of amenities including major high street retailers, leisure facilities, restaurants and bars.

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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