

**GROUND FLOOR, PEREGRINE HOUSE, 26-28 PARADISE ROAD,
RICHMOND UPON THAMES, TW9 1SE**



SUMMARY

- **2,276 to 7,229 sq ft (211.52 to 671.84 sq m)**
- **A five level office building providing occupiers with a range of floors to suit, combined or seperately**
- **Opportunity to create distinctive headquarters building (close proximity to European Headquarters of Ebay & Paypal)**
- **To Let**
- **Available**
- **Rent: Upon Application**

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. The A316 is easily accessible and provides quick access to the M3, M4 & M25.

DESCRIPTION

The premises have recently been refurbished to a very high spec and stylish finish, offering bright and expansive office accommodation with raised wooden floors, perimeter trunking, air conditioning and LED lighting. The offices are arranged over five floors (three of which are still available) 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



TERMS

Terms to be agreed

RENT

Upon Application

RATES

To be assessed

VAT

VAT is applicable

EPC RATING

Available on request ; will be subject to change following refurbishment.

VIEWING

Viewing strictly by prior appointment with the agent:

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