



# SHEARWATER HOUSE (GROUND FLOOR), THE GREEN, RICHMOND UPON THAMES, TW9 1PX





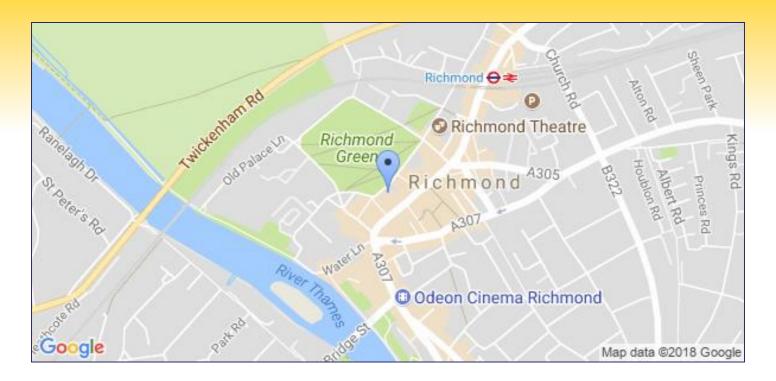


## **SUMMARY**

- 1,546 sq ft (143.68 sq m)
- Brand new Grade A office space
- Beautiful location off Richmond Green
- To Let
- Rent: upon application
- New fully repairing and insuring lease(s) available. Terms upon application.

## **AMENITIES**

- Basement Car Parking 7 Spaces
- Bicycle Storage
- Impressive reception
- Landscaped Communal Space / Courtyard
- Shower facilities on each floor
- VRV air-conditioning
- WC's on each floor



## **LOCATION**

The building is situated in the heart of the town centre, offering an abundance of first-class retail and an array of dining options. Richmond upon Thames is arguably one of the most beautiful parts of London and is home to a large number of major businesses. The Green is the focal point of this historic town, providing a mix of office and residential buildings around a 12 acre green. Richmond is located approximately 8 miles south west of Central London and benefits from excellent road connections with it's proximity to the A316. Public transport links are excellent with journey times to Waterloo by rail in approx. 18 mins.

## **DESCRIPTION**

Shearwater House is a Grade A office building which is undergoing substantial refurbishment and extension by the landlord to provide a high quality office accommodation within the much sought after location of The Green in Richmond. The property is available as a whole or on a floor by floor basis.

# **ACCOMMODATION**

FLOOR	SIZE
Ground Floor	1,546 sq ft (143.68 sq m)
Total	1,546 sq ft (144 sq m)

#### **LEASE**

New fully repairing and insuring lease(s) available. Terms upon application.

## **RENT**

upon application

## **RATES**

To be assessed

#### **VAT**

VAT is applicable

# SERVICE CHARGE

To be advised

## **VIEWING**

Dominic Arthur

Viewing strictly by prior appointment with the agent:

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Property Ref: 4347. Date: 2018

