

**SHEARWATER HOUSE (THIRD FLOOR), THE GREEN, RICHMOND  
UPON THAMES, TW9 1PX**



**SUMMARY**

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- **3,196 sq ft (297.03 sq m)**
- **Brand new Grade A office space**
- **Beautiful location off Richmond Green**
- **To Let**
- **Price: Upon application**
- **New fully Repairing and Insuring lease available. Terms upon application.**

**AMENITIES**

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- **Basement Car Parking - up to 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 has undergone substantial refurbishment and extensions by the Landlord to provide 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
Third Floor	3,196 sq ft (297.03 sq m)
<b>Total</b>	<b>3,196 sq ft (297 sq m)</b>

## LEASE

New fully Repairing and Insuring lease available. Terms upon application.

## PRICE

Upon application

## RATES

To be assessed

## VAT

VAT is applicable

## SERVICE CHARGE

To be advised

## EPC RATING

Available on request

## VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur 020 8940 2266 d.arthur@martincampbell.co.uk	Julius de Mattos 020 8940 2266 j.demattos@martincampbell.co.uk
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