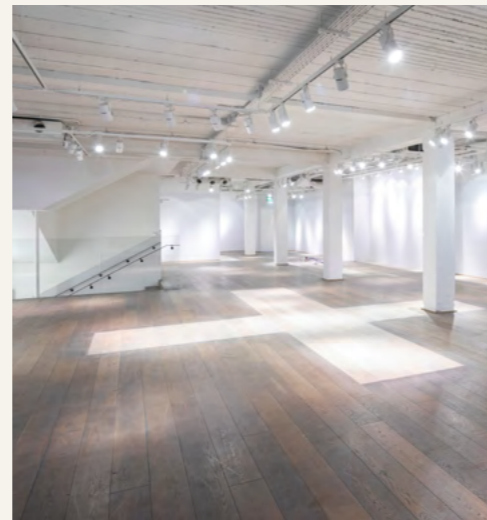


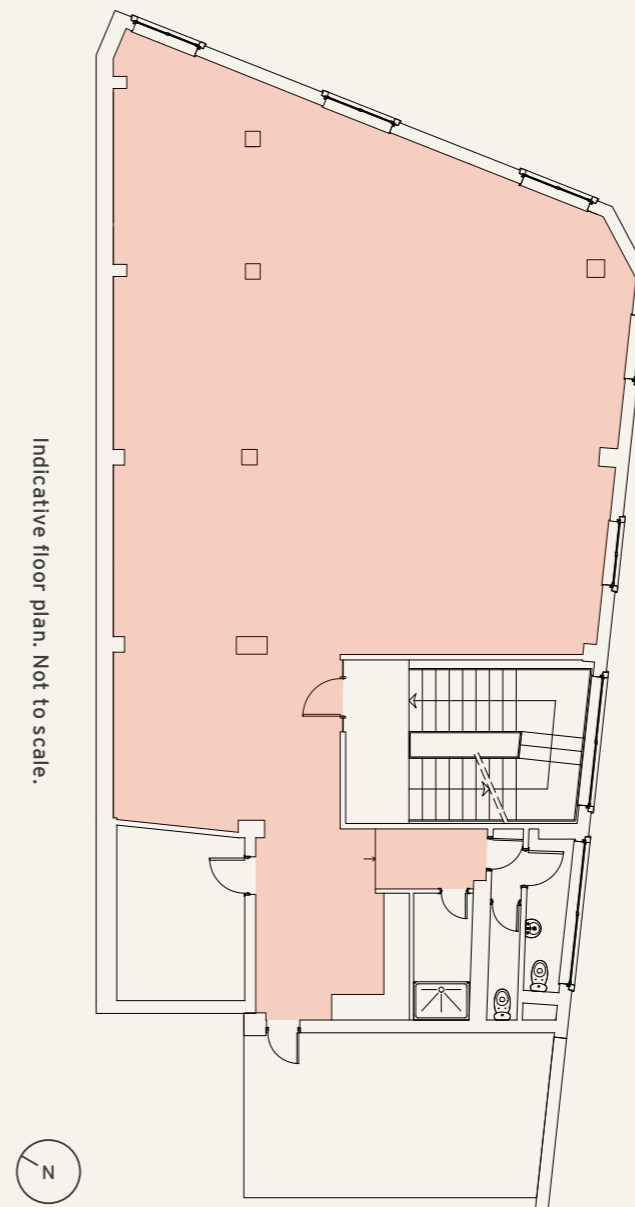
Water lane building

83/84 GEORGE ST
RICHMOND, TW9 1HE





Water Lane Building is a self-contained property on basement, ground, first, second and third floors. The general finish is of high standard including exposed air conditioning cassettes, ducting and exposed cable track.



Floor	sq ft	sq m
Basement	2,338	217.29
Ground	3,488	324.16
First	2,655	246.70
Second	2,190	203.50
Third	1,854	172.21
Total	12,525	1,163.61

- Comfort cooling and heating
- Kitchen facilities on each floor
- Male and female W/C's
- Shower
- Cat 5E cabling
- Raised floor
- Ceiling mounted track for cabling
- Alarm
- Door entry system
- Cable hung lighting

Quality town center commercial premises



1,854 sq ft - 12,525 sq ft



Location

Water Lane Building is located in a prime position in the heart of the town centre, on Richmond's main shopping street. The property is situated on a prominent corner location and is approached from George Street with a separate entrance on Water Lane.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond station is located within easy walking distance, providing service to both Waterloo. Overground and London Underground (District Line).

Train 	Mins	Bus 	Mins
Clapham Junction	8	George Street	1
Willesden Junction	17	Richmond	5
Waterloo	18	Hill Rise	6
Wimbledon	22		

Planning

The basement and ground floor originally had an A1 retail use and the upper floors a B1 office use.

We understand that the building now falls under the new E Class commercial use. Applicants are advised to make their own enquiries with the London Borough of Richmond Upon Thames Planning Department.

Terms

The property/floors are available on new lease/leases for terms by arrangement.

Rent

Upon application.

Legal Costs

Each party to bear their own legal costs.

EPC

D90 on upper floors and C54 on basement and ground floor.

**Michael
Rogers**

Niall Christian
020 8332 4591
niall.christian@michaelrogers.co.uk

Clare Lane
020 8332 4594
clare.lane@michaelrogers.co.uk

**MARTIN
CAMPBELL**

COMMERCIAL PROPERTY CONSULTANTS

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk