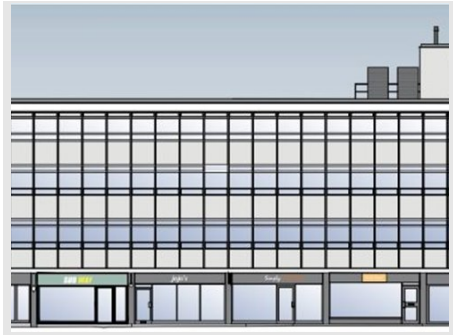
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

D2 LEISURE TO LET

LOWER GROUND (BASEMENT), WESTMINSTER HOUSE, KEW ROAD, RICHMOND UPON THAMES, TW9 2ND

New instruction



SUMMARY

- **3,216 sq ft (298.88 sq m)**
- **Adjacent Richmond Station**
- **Gym User Opportunity**
- **To Let**
- **Rent: upon application**
- **Terms available, full details on request.**

AMENITIES

- **Adjacent to Station**
- **Good floor to ceiling height**
- **Open Plan Layout**
- **Rare opportunity**
- **Roller shutter rear access**
- **Street frontage and access**
- **Town Centre Location**

020 8940 2266
6 Duke Street Richmond TW9 1HP

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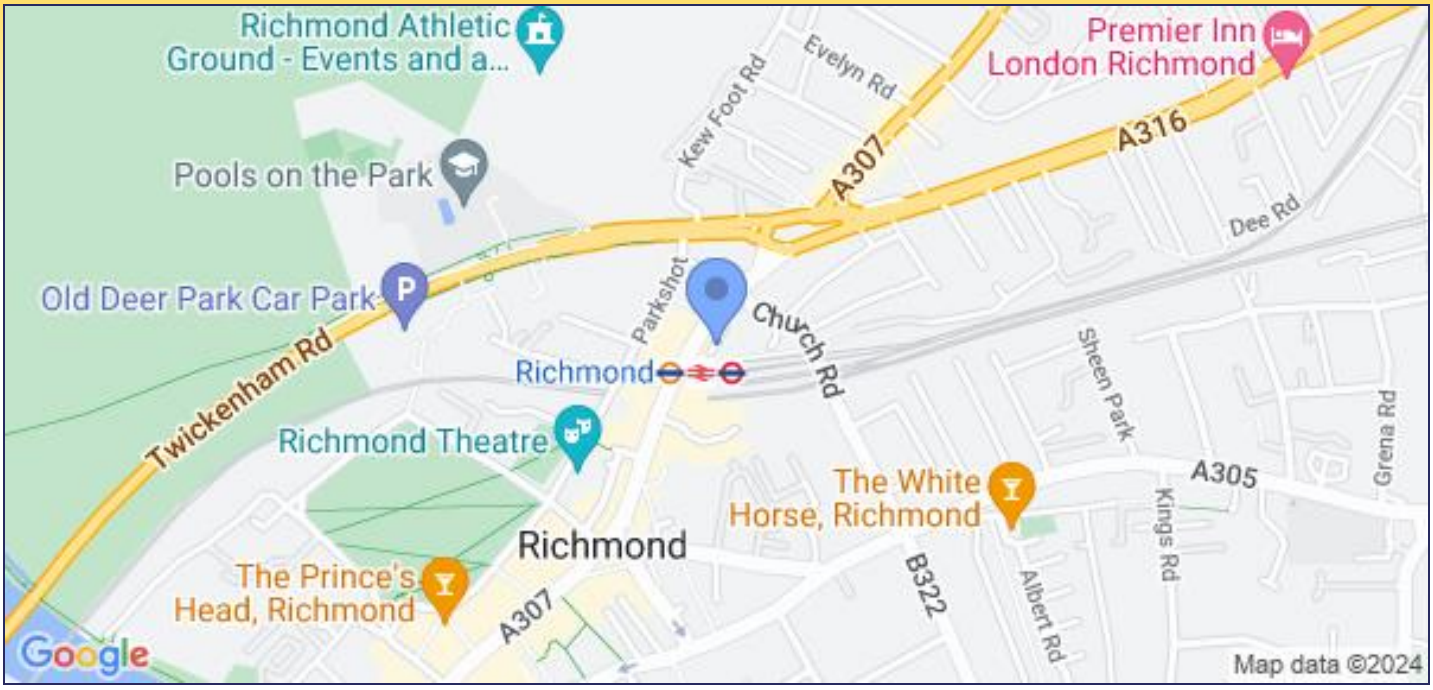

LOCATION

Prominently located next to Richmond Station, which offers mainline (Waterloo 20 mins) Overground and Underground (District Line) services and is very centrally located in this popular Thames-side town. Richmond is situated 9 miles from central London and has excellent links to Heathrow Airport and the M25 via the M3. The retail and leisure facilities on offer in the Town are excellent and all within easy reach.

DESCRIPTION

Westminster House comprises a prominent 4 storey building adjacent to the Station. The lower ground floor is accessed from the high street as well as by a roller shutter door on the station side of the property. The space will likely suit a gym operator, but may also work for a variety of wellness and leisure occupiers.

ACCOMMODATION

In order to provide useable gym premises the existing basement floor slab will be lowered by 620mm and access will be provided for public use to the front and the rear. At the front, the existing escape stair will be reconfigured to allow the main entrance for the gym to be located on the ground floor, via a doorway in a new glazed shopfront at the north western corner of the building.

FLOOR	SIZE
Lower Ground (Basement)	3,216 sq ft (298.88 sq m)
Total	**3,216 sq ft (299 sq m)**

LEASE / TERM

Terms available, full details on request.

RENT

upon application

RATES

This space is not yet rated by the VOA.

VAT

VAT is applicable

SERVICE CHARGE

Full details upon application.

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4719. Date: 2024