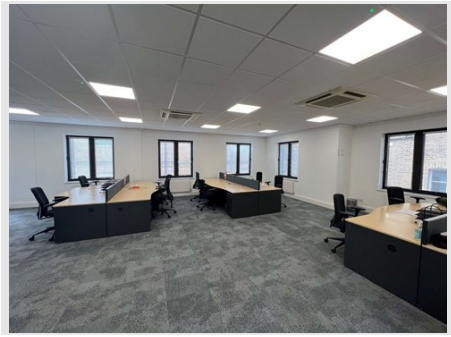
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

1ST FLOOR, GOODWIN HOUSE, 5 UNION COURT, RICHMOND UPON THAMES, TW9 1AA



SUMMARY

- **1,523 to 1,932 sq ft (141.54 to 179.55 sq m)**
- **Energy efficient**
- **Neo-Classical Design**
- **To Let**
- **Rent: £39.50 per sq ft**
- **The floor is offered subject to a new lease, terms to be agreed.**

AMENITIES

- **Central heating**
- **Comfort cooling**
- **Furniture**
- **Kitchen**
- **Raised Floors**
- **Reception Room**
- **Showers**

020 8940 2266

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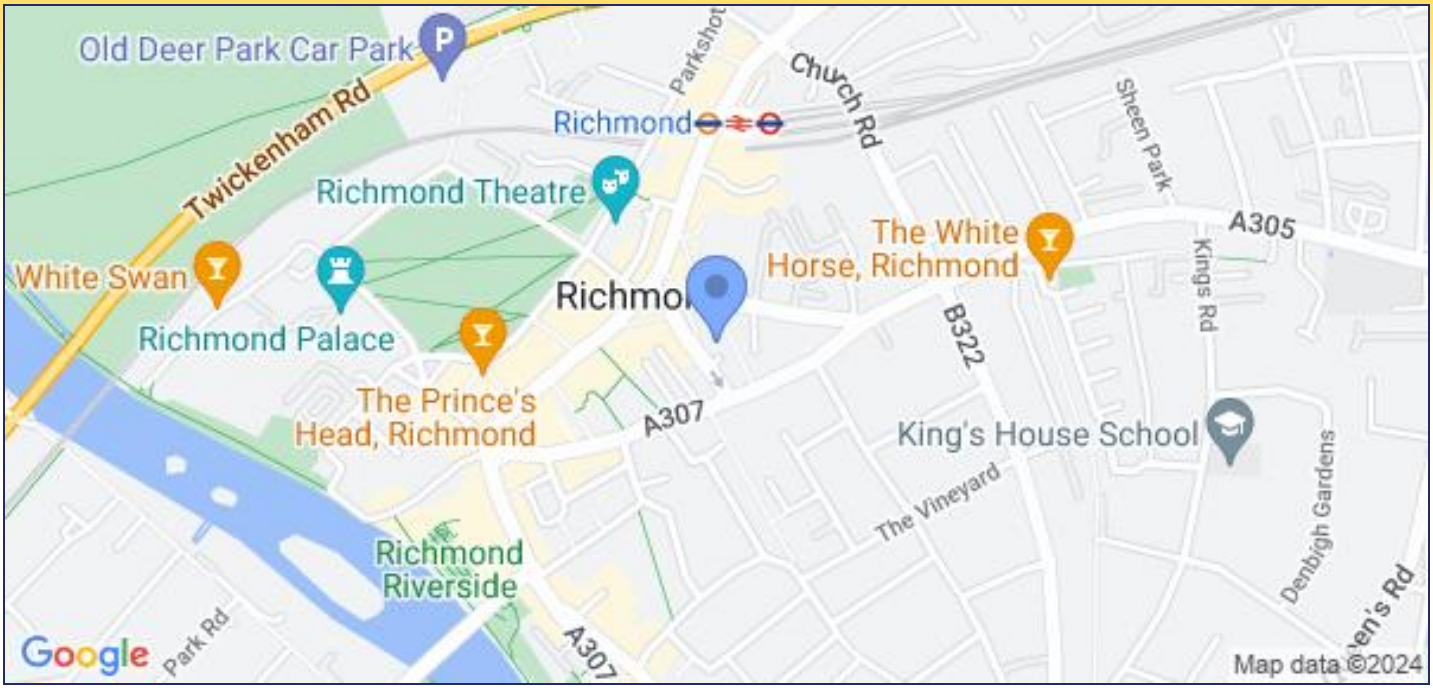
www.martincampbell.co.uk



LOCATION

The property forms part of the Union Court development in Richmond town centre. Union Court is a quiet and secluded pedestrianised area immediately adjacent to the bustling Sheen Road with all its shops and cafes.

DESCRIPTION

Developed in 2001, Goodwin House is a purpose built two-storey office designed in a neo-classical style by Robert Adam Architects. The first floor office is available in addition to the ground floor reception room.

ACCOMMODATION

This modern office space is highly specified with full access raised floors, comfort cooling and high quality finishes through out.

FLOOR	SIZE
1st Floor	1,523 sq ft (141.54 sq m)
Ground Reception Room	369 sq ft (34.29 sq m)
Total	**1,892 sq ft (176 sq m)**

LEASE / TERM

The floor is offered subject to a new lease, terms to be agreed.

RENT

£39.50 per sq ft

RATES

The first floor has a rateable value of £44,164 per annum and the estimates rates payable is £22,037 per annum.

VAT

SERVICE CHARGE

Upon request.

EPC RATING

47B

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4728. Date: 2024