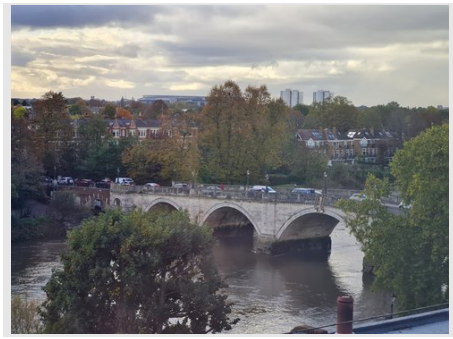
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

RICHMOND PLACE - PART 2ND FLOOR, 15 PETERSHAM ROAD, RICHMOND UPON THAMES, TW10 6TP



SUMMARY

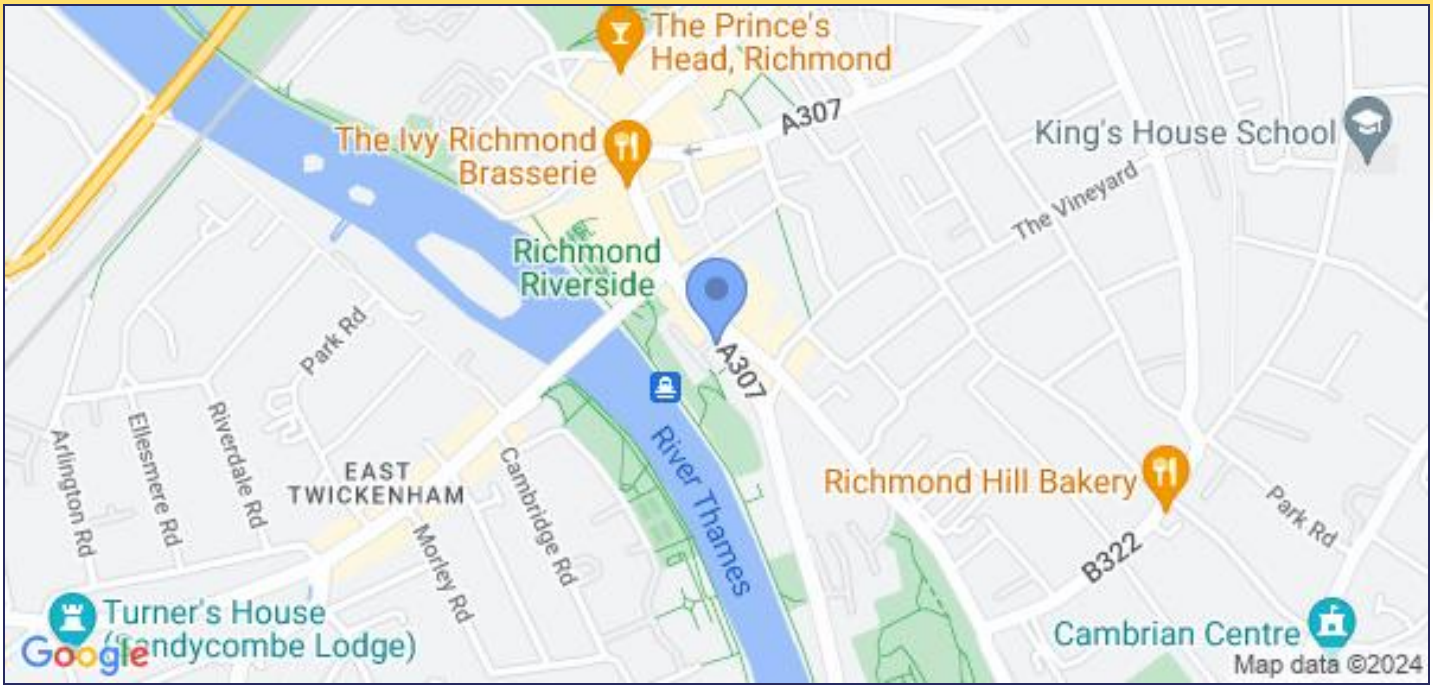
- **1,887 sq ft (175.37 sq m)**
- **River Views**
- **EPC "A" Rating**
- **To Let**
- **Rent: Upon Application**
- **New FRI Lease for a term to be agreed.**

AMENITIES

- **Comfort Cooling**
- **Energy Efficient (EPC Rating "A")**
- **LG3 Lighting**
- **Raised Floors**
- **Separate Male/Female WC facilities**
- **Suspended Ceilings**
- **Underground Car Park**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is located 9 miles from Central London and has excellent transport links to both Central London and Heathrow Airport. The property itself overlooks the River Thames and is situated Petersham Road close to Richmond Bridge and all the amenities of Richmond Town Centre.

DESCRIPTION

The premises comprise Grade A office accommodation with excellent views over the River Thames. Purpose built in the early 1980s and previously known as Northumberland House, Richmond Place provides modern energy efficient commercial space in the the heart of historic Richmond.

ACCOMMODATION

The suite is open plan and benefits from good levels of natural light with distinctive large square windows on three-sides. It also has its own kitchenette and is specified with LG3/LED lighting, raised floors, suspended ceilings as well as comfort heating and cooling, The building has separate male/female WCs on each floor, lift access and benefits from secure underground parking for cars and cycles.

FLOOR	SIZE
Part 2nd Floor	1,887 sq ft (175.37 sq m)
Total	**1,887 sq ft (175 sq m)**

LEASE / TERM

New FRI Lease for a term to be agreed.

RENT

Upon Application

RATES

The property has a rateable value of £64,500 and the estimated rates payable is £33,024 per annum.

VAT

VAT is applicable

EPC RATING

A 25

LEGAL COSTS

Each party to be responsible for their own costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4741. Date: 2024