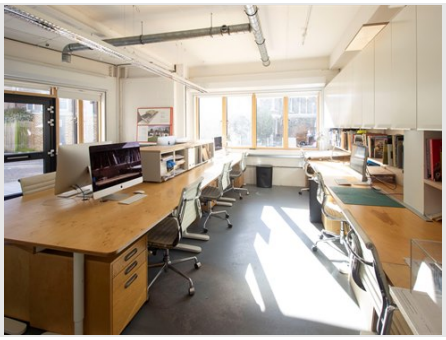
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

UNIT 1, RETREAT ROAD, RICHMOND UPON THAMES, TW9 1AF



SUMMARY

- **563 sq ft (52.32 sq m)**
- **Self Contained Premises**
- **Quiet Location**
- **To Let**
- **Rent: £26,000 per annum**
- **Available on a new FRI lease on a term to be agreed.**

AMENITIES

- **Air Cooling/Heating**
- **Close to Town Centre**
- **Excellent Storage**
- **Fully Fitted Kitchen**
- **Open Plan Layout**
- **WC and Shower Room**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk

LOCATION

Being just off The Green the premises occupy an excellent quiet but central location close to the river. The main retail and restaurant facilities are within a short walk. Richmond Station provides excellent transport links with Mainline District and London Overground. The A316 gives direct access to central London and the M25 via the M3.

DESCRIPTION

This self contained ground floor premises is situated in a modern development just off Richmond Green. Occupying a corner position the unit benefits from excellent natural light. Whilst mainly open plan there is a meeting room, fitted kitchen and WC and shower room.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	563 sq ft (52.32 sq m)
Total	**563 sq ft (52 sq m)**

LEASE / TERM

Available on a new FRI lease on a term to be agreed.

RENT

£26,000 per annum

RATES

We note from the VOA website that the premises has a rateable value of £17,500. Full details of rates payable available on request.

VAT

SERVICE CHARGE

Full details on request.

EPC RATING

TBC

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4745. Date: 2024