MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

FOUNTAIN HOUSE, HOLBROOKE PLACE, 28-32 HILL RISE, RICHMOND UPON THAMES, TW10 6UD

SUMMARY

- **1,948 sq ft (181.04 sq m)**
- **Attractive period building**
- **Parking available**
- **To Let**
- **Rent: upon Application**
- **A new lease offered, the terms of which are to be agreed.**

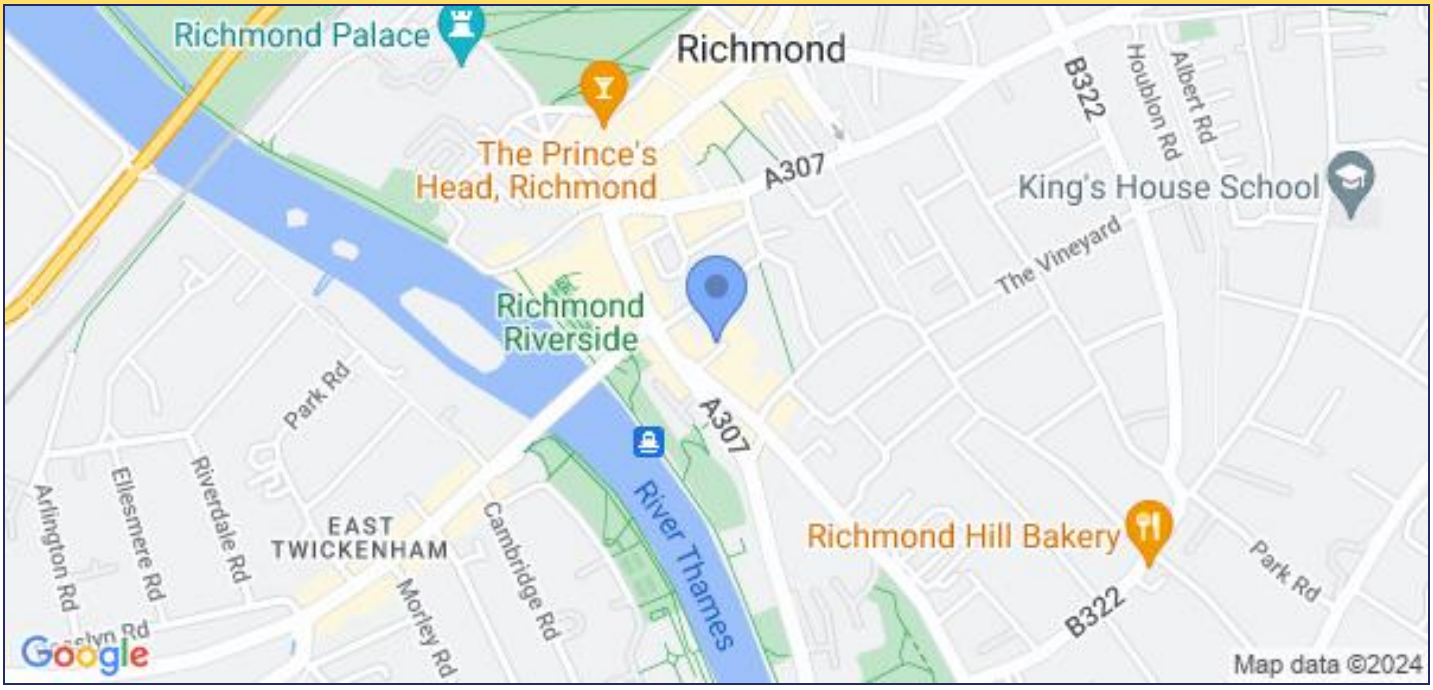
AMENITIES

- **Alarm & entryphone**
- **Carpeted throughout**
- **Excellent light**
- **Gas fired central heating**
- **Kitchenette**
- **Period features**
- **Private meeting rooms**
- **WC facilities**
- **x3 parking spaces available (at extra cost)**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is an affluent town located approximately 8 miles South West of Central London and just off the A316 which provides excellent access to the surrounding road networks, linking with the M3 in the West and to the M4 in the North. The property is conveniently situated where Hill Rise joins Richmond Hill and is within easy reach of the river and a selection of local amenities such as Adesso, Nandos, and the Ivy Cafe.

DESCRIPTION

The premises occupy a prominent position on Richmond Hill, comprising ground, first and second floor office accommodation within an attractive period building. The building benefits from excellent natural light, two separate entrances, multiple meeting rooms and on-site parking.

ACCOMMODATION

FLOOR	SIZE
Whole	1,948 sq ft (181.04 sq m)
Total	**1,948 sq ft (181 sq m)**

LEASE / TERM

A new lease offered, the terms of which are to be agreed.

RENT

upon Application

RATES

The unit is listed on the VOA website as having a rateable value of £29,500.

VAT

VAT is not applicable

EPC RATING

C-74

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4749. Date: 2024