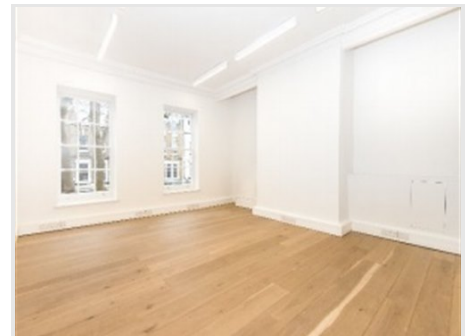


**SERVICED OFFICE SPACE, HOLBROOKE HOUSE, 34-38 HILL RISE,  
RICHMOND UPON THAMES, TW10 6UA**



**SUMMARY**

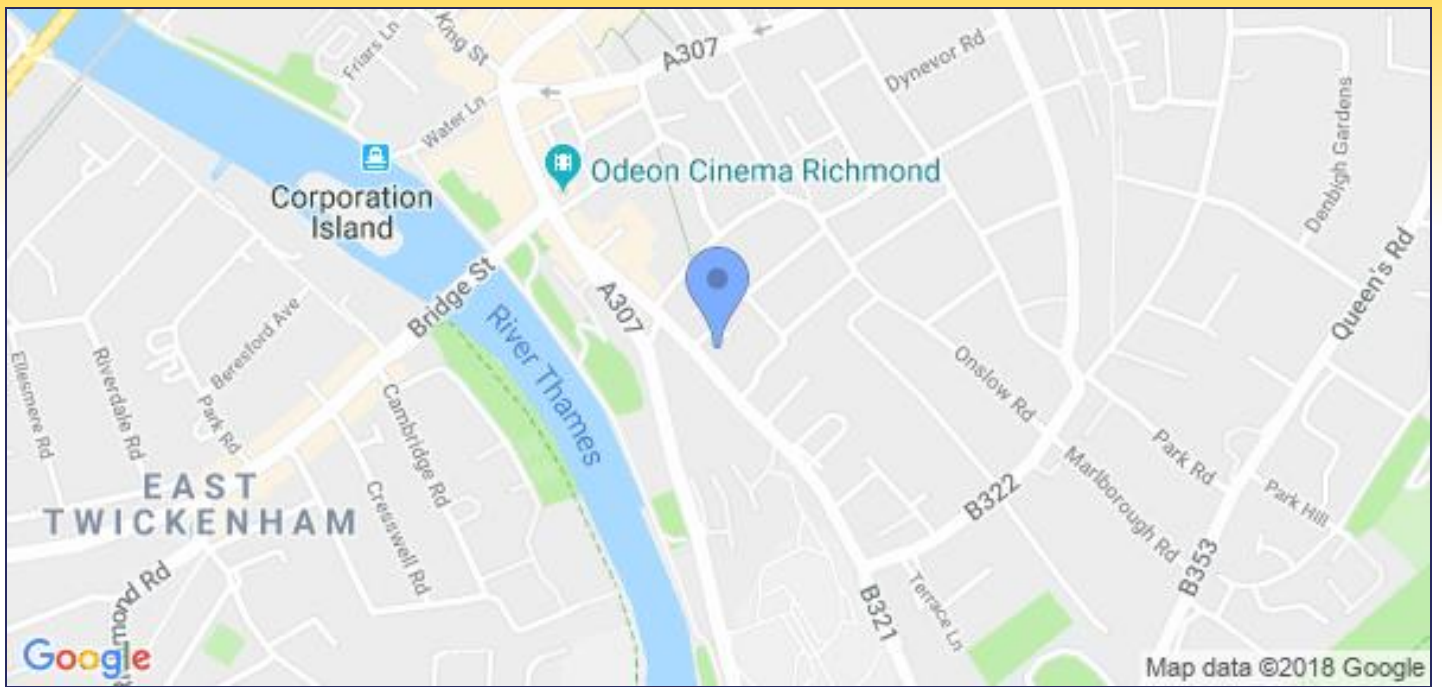
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- **Ready for immediate occupation**
- **From 6 - 40 work stations**
- **To Let**
- **Rent: £1,950 - £2,200 monthly**

**AMENITIES**

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- **All inclusive**
- **CAT 5 wiring**
- **Comfort cooling and heating**
- **Fibre optic phone line to building**
- **Three WC's & Shower**
- **Two fitted kitchens**
- **Underfloor gas fired central heating**
- **Video entry system**



## LOCATION

Holbrooke House is situated at the bottom of Hill Rise in Richmond town centre which offers a range of amenities including: most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) and within easy walking distance and provide an overground service to Waterloo in 21 minutes. The area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3/A3 or the M4 motorways.

## DESCRIPTION

The office suites have undergone a Grade A refurbishment. A true all-inclusive rate with no extra hidden costs as you will find in a lot of serviced offices. There is a dedicated meeting room subject to prior booking.

## ACCOMMODATION

The following suites are now available:

Suite's 1-4	Let	
Suite 5	- 6-8 desks -	£2,200.00 per month
Suite 6	- 6-8 desks -	£1,950.00 per month
Suite 7	- 6-8 desks -	£1,950.00 per month
Suite 8	- 6-8 desks -	£1,950.00 per month

## RENT

£1,950 - £2,200 monthly

## VAT

## EPC RATING

Upon request

## VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur  
020 8940 2266  
d.arthur@martincampbell.co.uk