

**GROUND FLOOR OFFICE, ARGYLE HOUSE, DEE ROAD, RICHMOND
UPON THAMES, TW9 2JN**



SUMMARY

- **418 sq ft (38.85 sq m)**
- **High spec office accommodation plus parking**
- **Leasehold**
- **For Sale**
- **Price: £315,000**

AMENITIES

- **1x parking space**
- **2x WCs**
- **Fitted kitchen**
- **Rear patio**
- **Separate meeting room**
- **Underfloor heating**
- **Wood effect floors**



LOCATION

The affluent town of Richmond Upon Thames is situated approximately 9 miles from Central London and benefits from excellent road and rail links to both London and Heathrow Airport. The property is located off Lower Mortlake Road, a short distance from North Sheen Station (direct South West Trains service to Waterloo) and Richmond Station (District Line and Overground). Local amenities include Sainsbury's, Carluccios, Costa Coffee and Subway.

DESCRIPTION

The property comprises a ground floor, self contained office set within a brand new commercial/residential development. The unit has been completed to high specification complete with underfloor heating, spot lighting, wood effect floors and an intercom entry system. Additional features include two separate WCs, a private meeting room, patio and one parking space. Other uses are permitted subject to planning.

ACCOMMODATION

FLOOR	SIZE
Ground floor	418 sq ft (38.85 sq m)
Total	418 sq ft (39 sq m)

PRICE

£315,000

VAT

VAT is applicable

EPC RATING

E 47

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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