

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



SUMMARY

- **1,600 sq ft (148.70 sq m)**
- **Expansive lower ground floor office**
- **Brand new development**
- **To Let**
- **Rent: £45,000per annum**
- **A new lease, the terms of which are to be agreed.**

AMENITIES

- **2x WCs plus shower**
- **Added double door access at the front**
- **Air-conditioning**
- **Alarmed entrance**
- **Fitted kitchen**
- **Secure gateway**
- **Strip lighting**



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 on 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 the lower ground floor of a new mixed commercial/residential development accessible down through a secure gate and separate alarmed entrance. The property is arranged on one level and includes WC facilities plus shower, air-conditioning, strip lighting and a fully fitted kitchen.

ACCOMMODATION

FLOOR	SIZE
Lower ground floor	1,600 sq ft (148.70 sq m)
Total	1,600 sq ft (149 sq m)

LEASE

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

RENT

£45,000 per annum

RATES

To be assessed.

VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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