

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



**SUMMARY**

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- **1,600 sq ft (148.70 sq m)**
- **Expansive lower ground floor office**
- **Brand new development**
- **To Let**
- **Rent: £25 per sq ft**
- **A new lease, the terms of which are to be agreed.**

**AMENITIES**

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- **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)
<b>Total</b>	<b>1,600 sq ft (149 sq m)</b>

## LEASE / TERM

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

## RENT

£25 per sq ft

## RATES

To be assessed.

## VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur	Julius de Mattos
020 8940 2266	020 8940 2266
d.arthur@martincampbell.co.uk	j.demattos@martincampbell.co.uk