

98 KEW ROAD, RICHMOND UPON THAMES, TW9 2PQ



SUMMARY

- **1,342 sq ft (124.72 sq m)**
- **Unusual office showroom**
- **To undergo full refurbishment**
- **To Let**
- **Rent: £50,000 per annum exclusive**
- **New lease the terms of which are to be agreed.**

AMENITIES

- **Ample storage**
- **Contemporary lighting**
- **Kitchen and break out area**
- **Mezzanine**
- **WC and Shower**



LOCATION

Richmond is situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25 / M3 and M4 motorways. The Station affords passengers a direct rail service into London Waterloo and offers District and overground services. The property is situated close to the junction where Richmond Circus meets Kew Road and is a short walk from the Station and a number of local amenities including The Rock and Rose, Tescos Express, Starbucks and Carluccios.

DESCRIPTION

The property comprises characterful ground and mezzanine level office/showroom accommodation. The premises are to undergo full refurbishment and currently includes efficient storage space, a large kitchen and break out area, WC and shower facilities and access to a small yard area to the rear.

ACCOMMODATION

FLOOR	SIZE
Ground floor	1,342 sq ft (124.72 sq m)
Total	1,342 sq ft (125 sq m)

LEASE

New lease the terms of which are to be agreed.

RENT

£50,000 per annum exclusive

RATES

The property is listed on the Valuation Office website with a rateable Value of £18,250.

VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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