

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 / TERM

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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