

**VESTRY HOUSE, 21 PARADISE ROAD, RICHMOND UPON THAMES,
TW9 1SA**



SUMMARY

- **1,087 sq ft (101.02 sq m)**
- **Characterful office suite**
 - **A large open-plan office plus two smaller offices**
- **To Let**
- **Rent: Upon application**
- **A new lease, length of term to be agreed.**

AMENITIES

- **Adjoining public car park**
- **Excellent natural light**
- **High quality finish**
- **Kitchenette**
- **Skirting trunking**
- **WC facilities**



LOCATION

Richmond is a highly affluent town located 8 miles south west of London and boasts some outstanding sites of natural beauty, including the very popular riverfront and Village Green. This impressive property is situated on the junction of Paradise Road at its junction with Eton Street.

Richmond Station (District Line, Overground and National Rail) is within a 5 minute walk. The A316 is easily accessible and provides quick access to the M3, M4 & M25.

DESCRIPTION

The property comprises first floor, high quality office accommodation with excellent natural light and period style vaulted ceilings. The office is arranged as open plan with two separate meeting rooms, a kitchenette and two male/female WCs. The space is fitted out to a high specification with perimeter lighting, sea-grass carpeting and attractive sash windows.

ACCOMMODATION

FLOOR	SIZE
First floor	1,087 sq ft (101.02 sq m)
Total	1,087 sq ft (101 sq m)

LEASE / TERM

A new lease, length of term to be agreed.

RENT

Upon application

RATES

The property is listed on the Valuation Office website with a Rateable Value of £29,750.

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
020 8940 2266

d.arthur@martincampbell.co.uk

Julius de Mattos
020 8940 2266

j.demattos@martincampbell.co.uk