

## 2ND FLOOR, 3 THE SQUARE, RICHMOND UPON THAMES, TW9 1DY



### SUMMARY

- 655 sq ft (60.87 sq m)
- Newly refurbished office suites
- Town centre location
- To Let
- Rent: Upon application
- A new lease offered, the terms of which are to be agreed.

### AMENITIES

- Air-conditioning
- BT fibre offering high speed internet and VoIP
- Kitchenette
- LED lighting
- Refurbished entrance to building
- Rewiring and IT cabling
- Secure entry system
- WC and shower facilities



## LOCATION

Richmond is a highly affluent town located some 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport via the M3 and M4 highways. The property is located in the heart of the town, a short walk from Richmond Station and surrounded by local amenities such as Whole Foods, Waitrose, Joe and the Juice, Pret a Manger and Leon.

## DESCRIPTION

The premises comprise one floor of newly refurbished office accommodation within a prominent 19th Century building in the centre of the town. The extensive renovation includes the installation of air-conditioning units, LED lighting, BT fibre providing high speed internet and VoIP, trunking and secure entry system. The office is equipped with kitchenettes and WC and shower facilities.

## ACCOMMODATION

FLOOR	SIZE
2nd floor	655 sq ft (60.87 sq m)
<b>Total</b>	<b>655 sq ft (61 sq m)</b>

## LEASE / TERM

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

## RENT

Upon application

## RATES

The unit is listed on the VOA website as having a Rateable Value of £10,250 for the 2nd Floor and £11,000 for the 3rd Floor.

## VAT

VAT is applicable

## VIEWING

Viewing strictly by prior appointment with the agent:

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