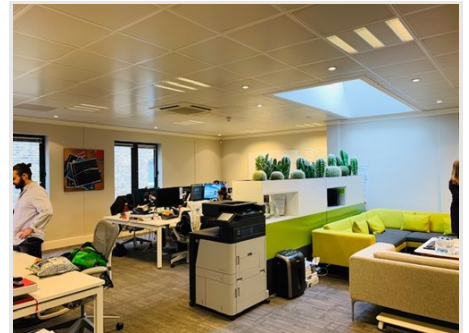


**GOODWIN HOUSE - FIRST FLOOR, 5 UNION COURT, RICHMOND
UPON THAMES, TW9 1AA**



SUMMARY

- **1,566 sq ft (145.54 sq m)**
- **To Let**
- **Rent: £66,555 per annum**
- **New lease available, terms to be agreed.**

AMENITIES

- **Air Conditioning**
- **Kitchenette**
- **Manned Reception**
- **Newly carpeted**
- **Raised Floors**
- **Suspended ceilings**



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. Richmond National Rail and Tube Station affords passengers a direct rail service into London Waterloo and offers District and Overground services. The subject property is conveniently located in the heart of Richmond Town Centre in the midst of a host of local amenities including Waitrose, Whole Foods, Leon and Pret a Manger.

DESCRIPTION

Situated on the first floor of an attractive office building in the heart of Richmond, the premises comprise modern, open plan office accommodation with good natural light and configuration. Features presently include raised floors, suspended ceilings, air-conditioning, a kitchenette and separate male/female WC facilities. There is also a manned reception located on the ground floor. New ceilings and LED lighting are being installed. There is also use of a communal kitchen and showers.

ACCOMMODATION

FLOOR	SIZE
First Floor	1,566 sq ft (145.54 sq m)
Total	1,566 sq ft (146 sq m)

LEASE / TERM

New lease available, terms to be agreed.

RENT

£66,555 per annum

RATES

The property is listed on the VOA website as having a rateable value of £33,250.00.

VAT

EPC RATING

Upon Application

VIEWING

Viewing strictly by prior appointment with the agent:

Julius de Mattos	Dominic Arthur
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