



# 1 PRINTWORKS HOUSE, 27 DUNSTABLE ROAD, RICHMOND UPON THAMES, TW9 1UH





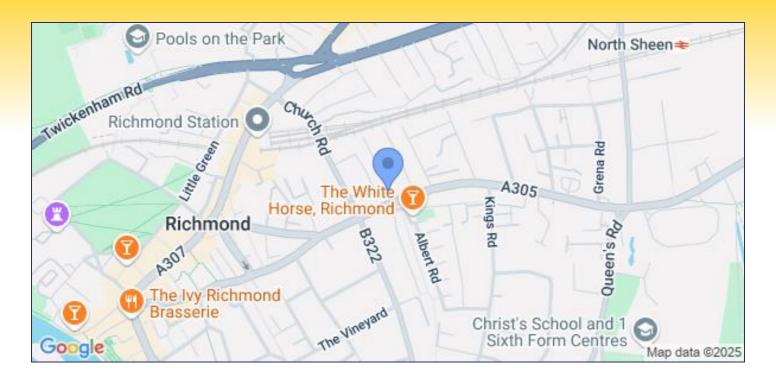


# **SUMMARY**

- 940 sq ft (87.36 sq m)
- Modern, open-plan office suite
- Characterful Victorian conversion
- To Let
- Rent: Rent upon application
- Flexible terms offered.

# **AMENITIES**

- Cat 6 wiring
- Comfort cooling
- Excellent natural light
- Exposed brickwork
- Lift access
- Security shutters
- Solid wood floors
- Stainless steel trunking
- WC/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 a short walk from Richmond Town Centre and station. Local amenities include Whole Foods, Gail's Bakery, Waitrose and The Red Cow Pub.

## **DESCRIPTION**

The premises comprise an open plan, modern office suite, arranged on the ground floor of a former Victorian Printworks. The impressive conversion underwent full refurbishment 2007 and houses eight separate self-contained units. Office features include: stainless steel trunking, solid wood floors, CAT 6 wiring, WC and shower facilities and security shutters.

## **ACCOMMODATION**

FLOOR	SIZE
Ground floor	940 sq ft (87.36 sq m)
Total	940 sq ft (87 sq m)

### LEASE / TERM

Flexible terms offered.

# **RENT**

Rent upon application

## **RATES**

Included.

## **VAT**

## SERVICE CHARGE

Included.

### LEGAL COSTS

Each party to bear their own legal costs.

## **VIEWING**

Viewing strictly by prior appointment with the agent:

Dominic Arthur Richard Farndale
020 8940 2266 020 8940 2266
d.arthur@martincampbell.co.uk r.farndale@martin

r.farndale@martincampbell.co.uk



Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract
- 2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
- 3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particular

4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

Property Ref: 4576. Date: 2025