MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

2 CASTLE YARD, RICHMOND UPON THAMES, TW10 6TF

SUMMARY

- **1,075 sq ft (99.91 sq m)**
- **Town Centre Located**
- **Quiet location in Town centre close to amenities**
- **To Let**
- **Rent: £37,625 per annum**
- **New lease available, on terms to be agreed**

AMENITIES

- **Air Cooling/Heating**
- **Good Natural Light**
- **Kitchenette**
- **Open Plan + Boardroom**
- **Separate WCs**

020 8940 2266
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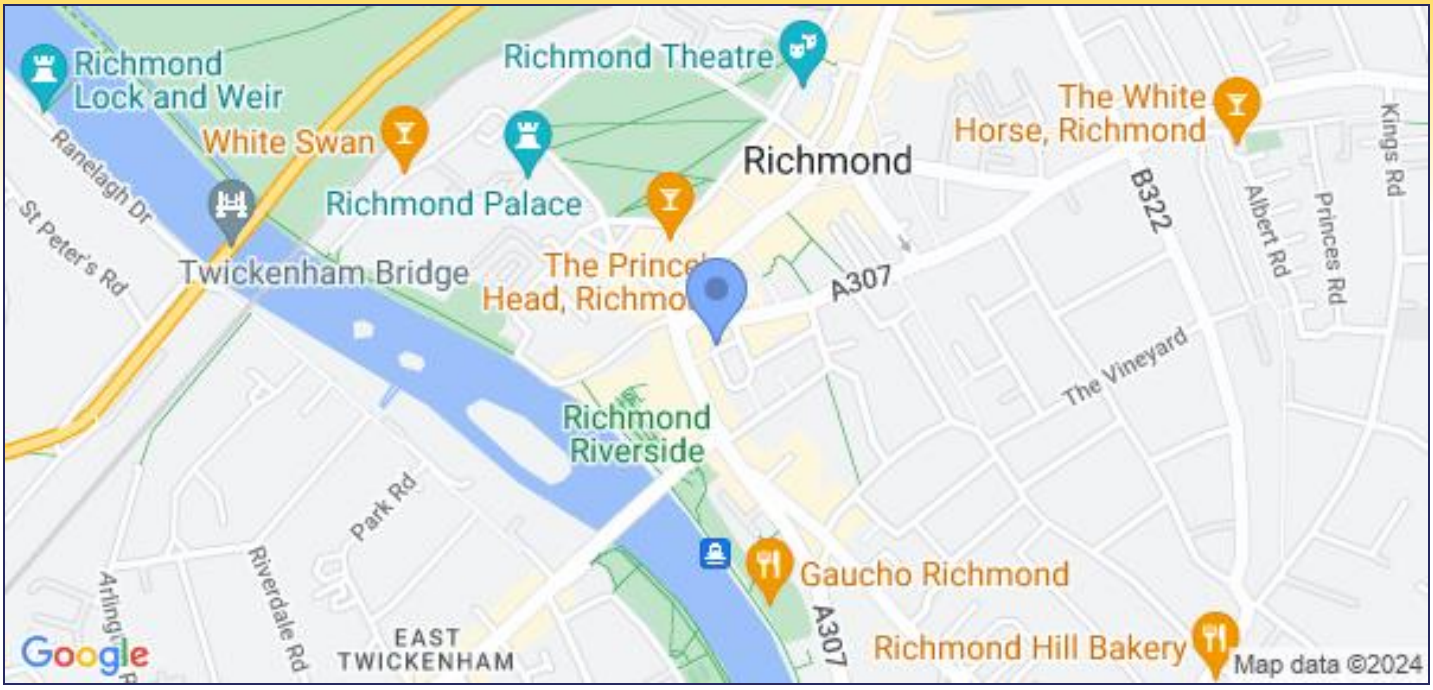
www.martincampbell.co.uk



LOCATION

Castle Yard is a quiet location, adjacent to Hill Street and Red Lion Street and therefore within easy reach of excellent retail and leisure facilities. Richmond rail and underground station is within a five minute walk and provide good frequent services to central London. The nearby A316 gives excellent access to central London and the M3.

DESCRIPTION

The available accommodation in this Georgian style building comprises the first floor and benefits from excellent natural light, own WC facilities and a kitchenette, plus there is an internal glazed partition to form a meeting room.

ACCOMMODATION

The available accommodation in this Georgian style building comprises the first floor and benefits from excellent natural light, own WC facilities and a kitchenette, plus there is an internal glazed partition to form a meeting room.

FLOOR	SIZE
First floor	1,075 sq ft (99.91 sq m)
Total	**1,075 sq ft (100 sq m)**

LEASE / TERM

New lease available, on terms to be agreed

RENT

£37,625 per annum

RATES

Rateable Value is £24,750

VAT

VAT is not applicable

SERVICE CHARGE

On application

EPC RATING

B (47)

LEGAL COSTS

Each party is responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4614. Date: 2024