MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

MIDMOOR HOUSE, 1ST FLOOR, 1-2 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ

SUMMARY

- **2,227 sq ft (206.97 sq m)**
- **Grade A Office**
- **Directly opposite Richmond Station**
- **To Let**
- **Rent: Upon application**
- **New lease available - terms to be agreed**

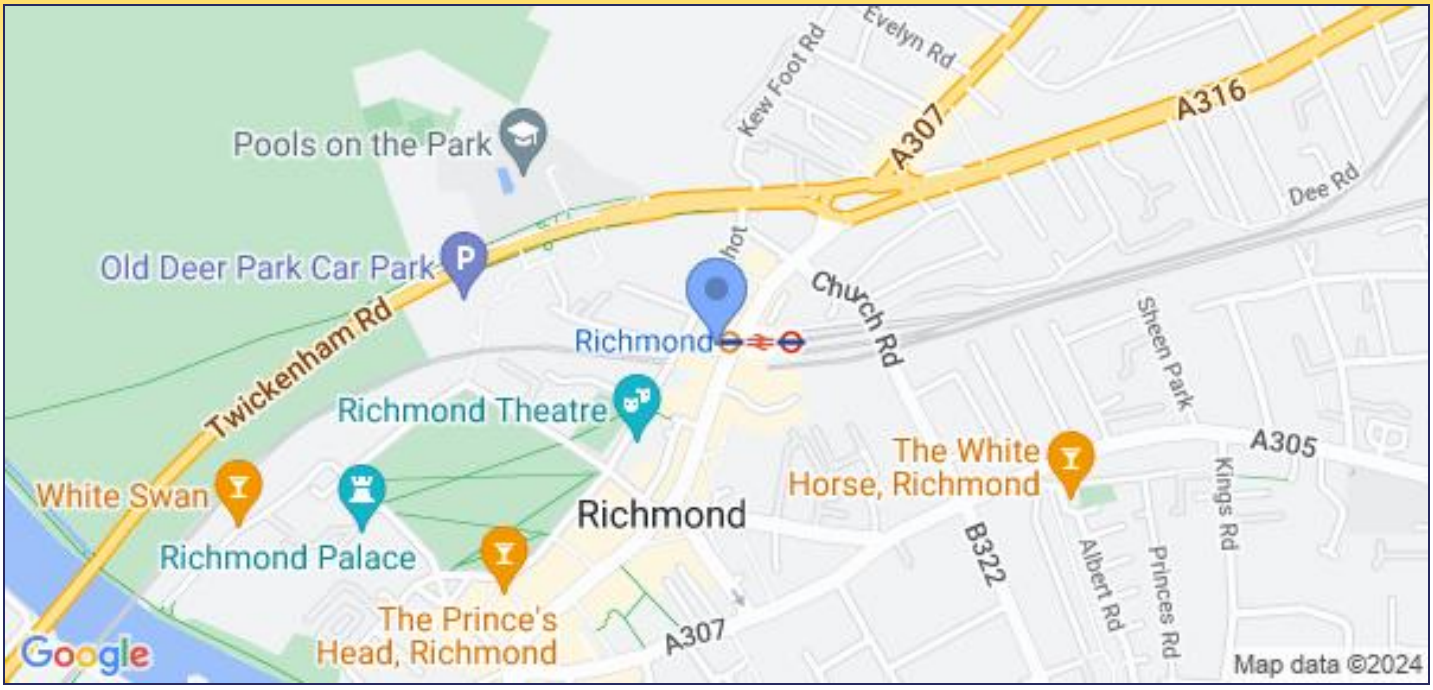
AMENITIES

- **Bicycle Storage**
- **Excellent natural light - double aspect**
- **Fully glazed reception area**
- **Gated courtyard entrance with feature lighting**
- **Passenger lift**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The property occupies a prominent position on Kew Road, directly opposite the Richmond train station with excellent mainline and Underground links into London. Pedestrian entrance is via Station Approach which is accessed via Kew Road or Parkshot to the rear. The office also benefits from being amongst an interesting mix of local shops, pubs and restaurants in the immediate vicinity.

DESCRIPTION

High specification office accommodation, accessed via a private gated courtyard, the office has been architecturally designed to provide a unique working environment with state of the art facilities.

ACCOMMODATION

FLOOR	SIZE
1st Floor	2,227 sq ft (206.97 sq m)
Total	**2,227 sq ft (207 sq m)**

LEASE / TERM

New lease available - terms to be agreed

RENT

Upon application

RATES

The rateable value is £73,693 per annum; estimated rates payable circa £36,183 per annum.

VAT

VAT is applicable

SERVICE CHARGE

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

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 particulars.
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: 4618. Date: 2024