MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

SUITE D, VESTRY HOUSE, 21 PARADISE ROAD, RICHMOND UPON THAMES, TW9 1SA

SUMMARY

- **540 sq ft (50.19 sq m)**
- **Self Contained Office Suite**
- **Town Centre Location**
- **To Let**
- **Rent: £22,500 pax**
- **A new lease on terms to be agreed.**

AMENITIES

- **Adjoining public car park**
- **Entryphone**
- **Excellent natural light**
- **Fully redecorated**
- **Self contained suite**

020 8940 2266

6 Duke Street Richmond TW9 1HP

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LOCATION

Richmond is a highly affluent town located 8 miles south west of London and boasts some outstanding sites of natural beauty, including the very popular riverfront and Village Green. This impressive property is situated on the junction of Paradise Road at its junction with Eton Street. Richmond Station (District Line, Overground and National Rail) is within a 5 minute walk. The A316 is easily accessible and provides quick access to the M3, M4 & M25

DESCRIPTION

The property comprises a fully self contained office suite on the first floor with its own entrance from Vineyard Passage. The premises are arranged to provide a large open plan area and a private office. The suite has its own WC.

ACCOMMODATION

FLOOR	SIZE
First Floor	540 sq ft (50.19 sq m)
Total	**540 sq ft (50 sq m)**

LEASE / TERM

A new lease on terms to be agreed.

RENT

£22,500 pax

RATES

The property is listed on the Valuation Office website with a Rateable Value of £14,250

VAT

VAT is not applicable

EPC RATING

On application

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4636. Date: 2024