MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

21-23 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ

SUMMARY

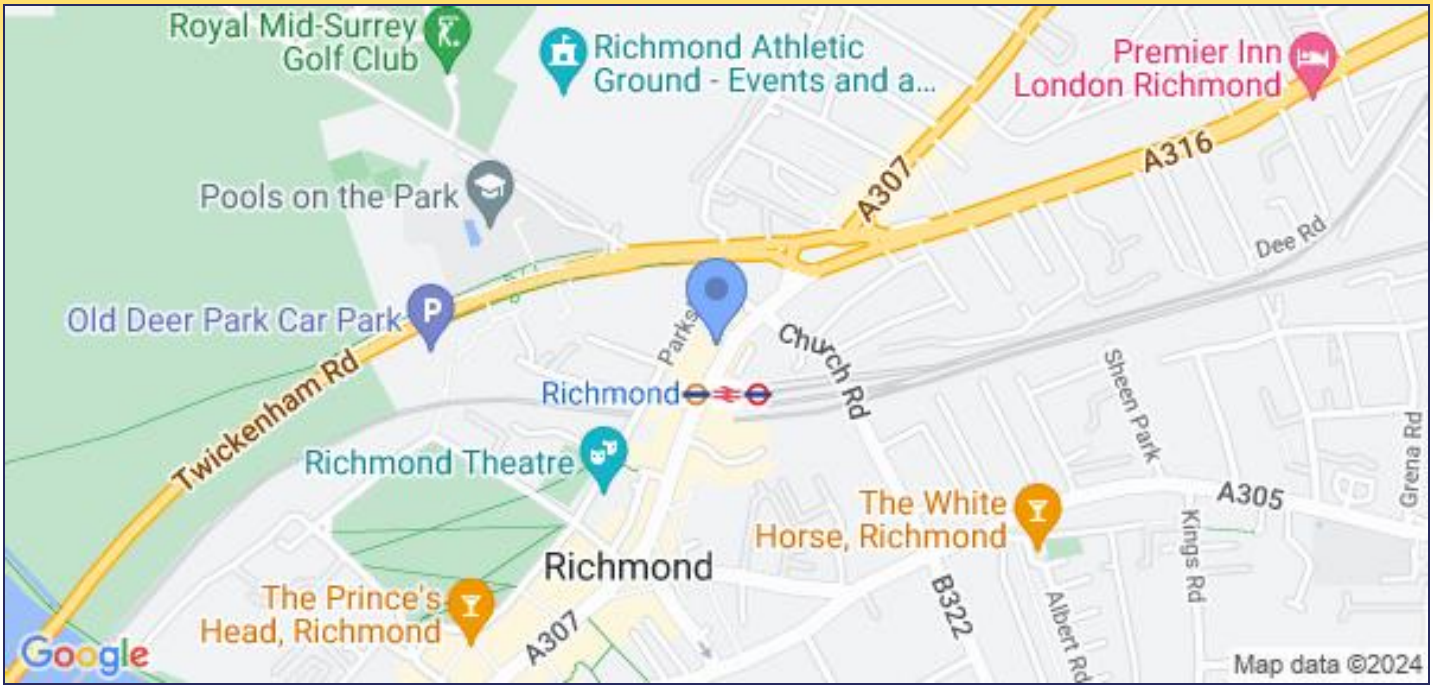
- **1,556 sq ft (144.61 sq m)**
- **Well appointed office with excellent natural light**
- **Private Meeting Rooms**
- **To Let**
- **Rent: £55,000 per annum**
- **A new lease with terms to be agreed.**

AMENITIES

- **Air Conditioning**
- **Opposite station**
- **Period building**
- **Town Centre**
- **WCs**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is located 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport. The property sits directly opposite Richmond Railway Station with Underground and Overground services including a direct link to Waterloo. It is surrounded by a host of major retailers such as Bacco, Carluccios, The Orange Tree Pub, Sainsbury's Local and Starbucks.

DESCRIPTION

The premises comprise first and second floor self-contained office accommodation with multiple private meeting rooms, a kitchen and male/female WC facilities. The air-conditioned offices also benefit from excellent natural light and spacious internal layout.

ACCOMMODATION

FLOOR	SIZE
1st & 2nd Floors	1,556 sq ft (144.61 sq m)
Total	**1,556 sq ft (145 sq m)**

LEASE / TERM

A new lease with terms to be agreed.

RENT

£55,000 per annum

RATES

The rateable value is £30,825 per annum, so the estimated rates payable would be circa £15,104.

VAT

EPC RATING

Upon Application

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

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

Dominic Arthur
020 8940 2266
d.arthur@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: 4665. Date: 2024