MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

11 THE GREEN, RICHMOND UPON THAMES, TW9 1PX

SUMMARY

- **1,388 sq ft (129.00 sq m)**
- **Rarely available Grade II listed self-contained Georgian building**
- **To Let**
- **Rent: £70,000 per annum exclusive**
- **A new Fully Repairing and Insuring sub-lease, to be contracted out of the 1954 Act, expiring in September 2025.**

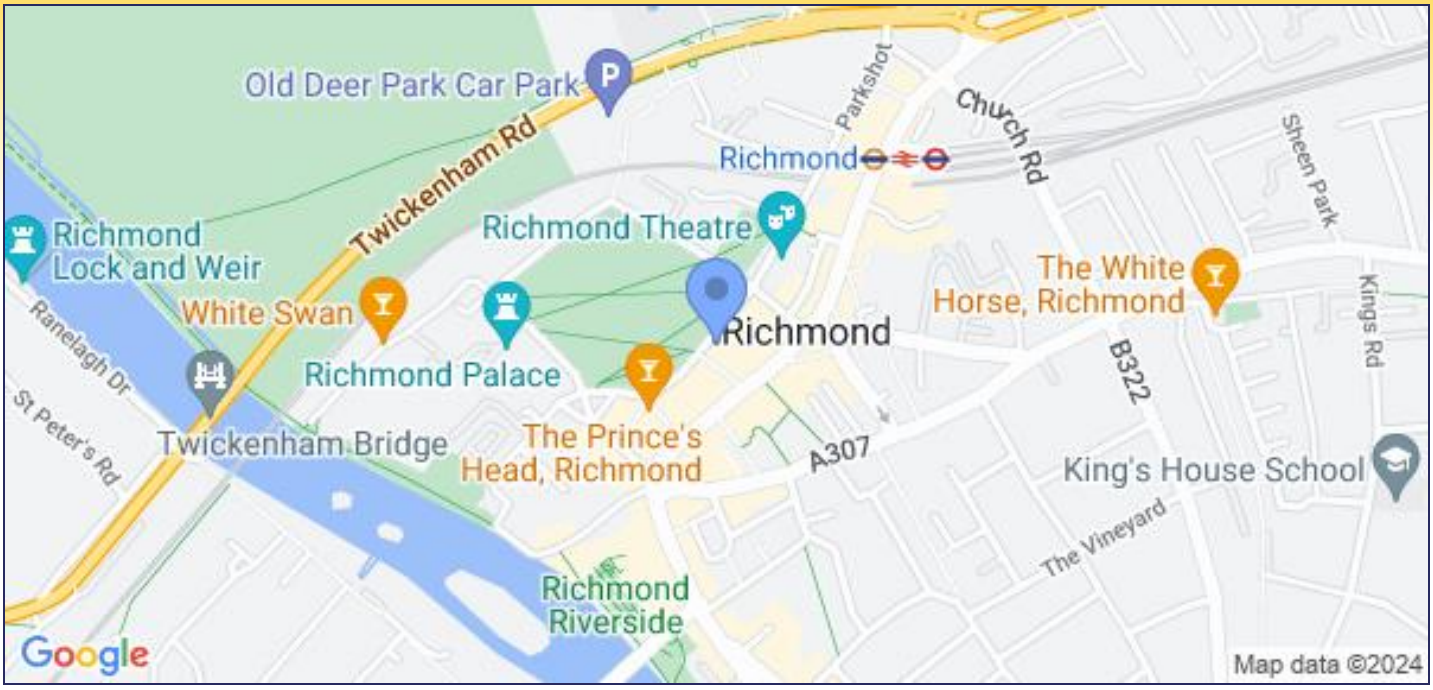
AMENITIES

- **Board room**
- **Kitchen**
- **Male & Female WCs**
- **Period features**
- **Shower**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Situated on the east side of Richmond Green this building occupies Richmond's premier office location in the town centre benefiting from its close proximity to the station (National Rail and Underground), the River Thames, shopping centre and a multitude of restaurants and pubs.

DESCRIPTION

No. 11 forms part of a terrace of Georgian buildings and is arranged over lower ground, ground, 1st and 2nd floors. The panelled walls have been tastefully decorated to provide a prestigious head quarters office building with views over Richmond's historic Green.

ACCOMMODATION

FLOOR	SIZE
Lower ground	237 sq ft (22.03 sq m)
Ground	317 sq ft (29.46 sq m)
First	454 sq ft (42.19 sq m)
Second	380 sq ft (35.32 sq m)
Total	**1,388 sq ft (129 sq m)**

LEASE / TERM

A new Fully Repairing and Insuring sub-lease, to be contracted out of the 1954 Act, expiring in September 2025.

RENT

£70,000 per annum exclusive

RATES

The property is listed on the Valuation Office website with a Rateable Value of £41,701. Rates payable estimated to be £20,433 per annum.

VAT

VAT is applicable

EPC RATING

To be assessed.

LEGAL COSTS

Acquiring party is responsible for all legal costs incurred in this transaction.

VIEWING

Strictly by appointment only via ourselves as the Freeholders sole agents:

Richard Farndale
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Property Ref: 4677. Date: 2024