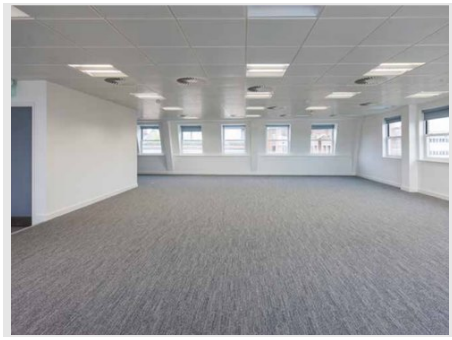
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

3RD FLOOR, 1 PARKSHOT, RICHMOND UPON THAMES, TW9 2RD



SUMMARY

- **1,155 sq ft (107.34 sq m)**
- **Close to Station**
- **Town Centre**
- **To Let**
- **Rent: Upon Application**
- **The top floor is offered on terms (of sublease) to be agreed.**

AMENITIES

- **DDA compliant**
- **Double glazed windows**
- **Full access raised floors**
- **LG7 compliant lighting**
- **Male & female WCs**
- **Metal tile suspended ceilings**
- **VRV air conditioning**

020 8940 2266
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LOCATION

The Property is located on Parkshot, an ancient road linking Richmond Green and the Chertsey Road (the A316). Importantly, it is situated within a minute's walk of Richmond railway station. The Quadrant and George Street are very close by.

DESCRIPTION

1 Parkshot has recently undergone a refurbishment to provide an excellent town centre office building. The building comprises a self-contained office building of concrete frame construction developed in the 1970s arranged over lower ground, ground and three upper floors. The top floor, which has excellent views in all directions, is available by way of a sublease.

ACCOMMODATION

The building was comprehensively refurbished in 2011 which included the replacement of all the mechanical and electrical services and provides the following CAT A specification. The top floor benefits from a kitchenette and furniture is available by negotiation.

FLOOR	SIZE
3rd Floor	1,155 sq ft (107.34 sq m)
Total	**1,155 sq ft (107 sq m)**

LEASE / TERM

The top floor is offered on terms (of sublease) to be agreed.

RENT

Upon Application

RATES

The rateable value of the subject floor is: £31,347 and the estimated rates payable would be £15,360 per annum. Applicants should assess their own business rates liability.

VAT

VAT is applicable

EPC RATING

77 D

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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Property Ref: 4699. Date: 2024