

## 4 FRIARS LANE, RICHMOND UPON THAMES, TW9 1NL



### SUMMARY

---

- 840 sq ft (78.07 sq m)
- PENDING REFURBISHMENT
- Ideally located moments from Richmond Green and the riverside
- Rent: £32,500 per annum exclusive
- A new fully repairing and insuring lease. Length of term to be agreed.

### AMENITIES

---

- 2 parking spaces
- Central location
- Fully refurbished
- Kitchenette plus WC facilities



## LOCATION

Richmond upon Thames is a highly affluent town located approximately 9 miles from Central London, 2 miles to the north east of Twickenham and just 11 miles East of Heathrow Airport. Perfectly sandwiched between Richmond Green and the riverside, the property is moments from George Street and a generous selection of shops and restaurants including House of Fraser, Jamie's Italian and Whole Foods. Richmond Station is a short walk across the Green and offers an Overground and Underground service, with Victoria 30 mins away via the District Line. Waterloo can be reached in 20 mins via the direct mainline service, which also offers routes to Windsor and Reading. The town profits from decent motorway access including the M3 and M25 via the A316 and the M4 via the A205 South Circular.

## DESCRIPTION

An attractive ground floor, self contained office space situated within a charming courtyard with private entrance. The unit is to be fully refurbished and includes two parking spaces a kitchenette and WC facilities.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	840 sq ft (78.07 sq m)
<b>Total</b>	<b>840 sq ft (78 sq m)</b>

## LEASE / TERM

A new fully repairing and insuring lease. Length of term to be agreed.

## RENT

£32,500 per annum exclusive

## RATES

The property is listed on the Valuation Office website with a Rateable Value of £21,000 payable at 49.3p in the £.

## VAT

VAT is applicable

## SERVICE CHARGE

Upon Application.

## LEGAL COSTS

Both parties are 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