

**GREYHOUND HOUSE, 3RD FLOOR, 23/24 GEORGE STREET,  
RICHMOND UPON THAMES, TW9 1HY**

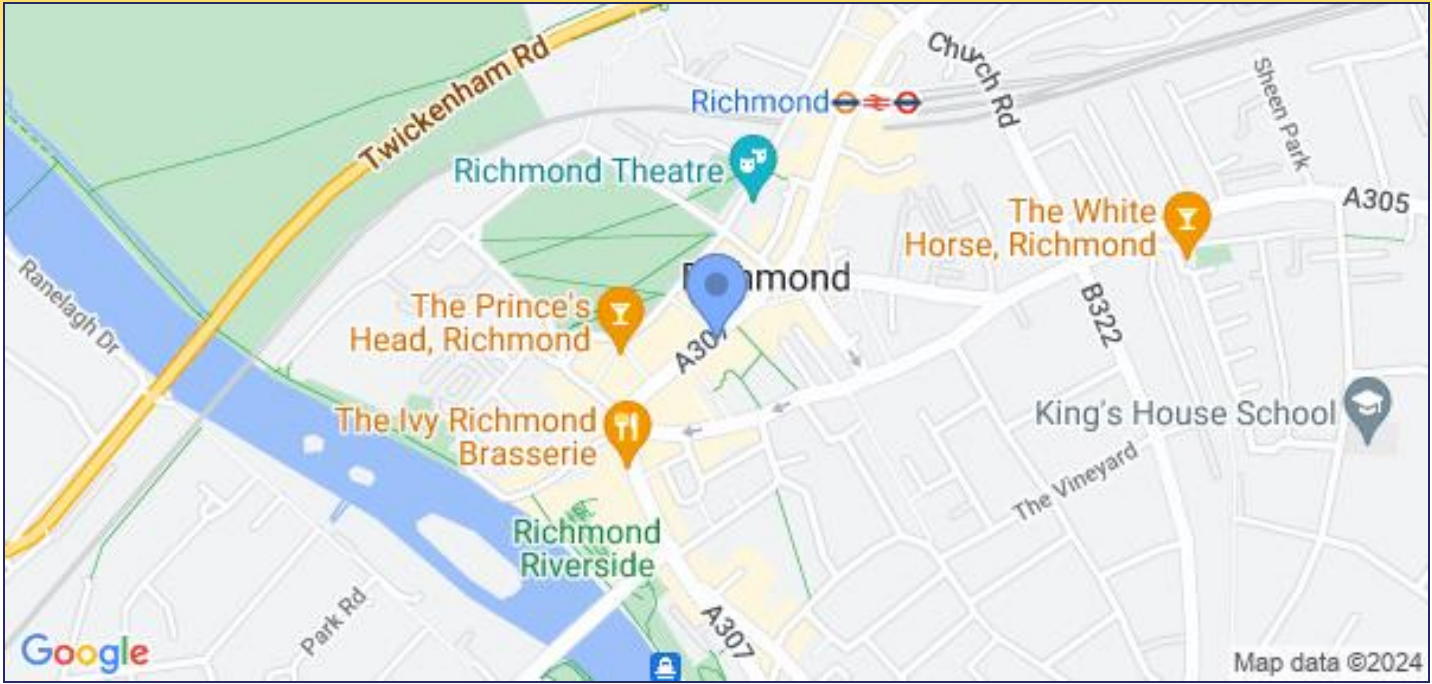


**SUMMARY**

- 1,242 to 1,632 sq ft (115.43 to 151.67 sq m)
- Excellent natural light
- Town centre location
- To Let
- Rent: £38.50 per sq ft
- The offices are being offered on a new lease, the length of term to be agreed.

**AMENITIES**

- Double Glazing
- Excellent natural light
- Grade II listed building
- Kitchen
- Period features
- WC facilities



## LOCATION

The premises are situated in the heart of Richmond's thriving town centre and are accessed via an intriguing entrance in George Street, which is the main shopping street in the town. The property is therefore among all the amenities, shops and restaurants with Richmond's Main Line and Underground station being within a few minutes' walk.

## DESCRIPTION

3rd floor office accommodation comprises two self contained suites situated within a Grade II listed building. Arranged over multiple levels with period features and excellent natural light, the property has been well refurbished and benefits from double glazing, a kitchen and WC facilities.

## ACCOMMODATION

FLOOR	SIZE
3rd floor	1,242 sq ft (115.43 sq m)
Small 3rd Floor Suite	390 sq ft (36.25 sq m)
<b>Total</b>	<b>1,632 sq ft (152 sq m)</b>

## LEASE / TERM

The offices are being offered on a new lease, the length of term to be agreed.

## RENT

£38.50 per sq ft

## RATES

The premises are listed on the VOA website having a Rateable Value of £23,000

## VAT

VAT is applicable

## LEGAL COSTS

Each party 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
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