

**DICKSON HOUSE, 3 GROVE ROAD, RICHMOND UPON THAMES,  
TW10 6SP**



**SUMMARY**

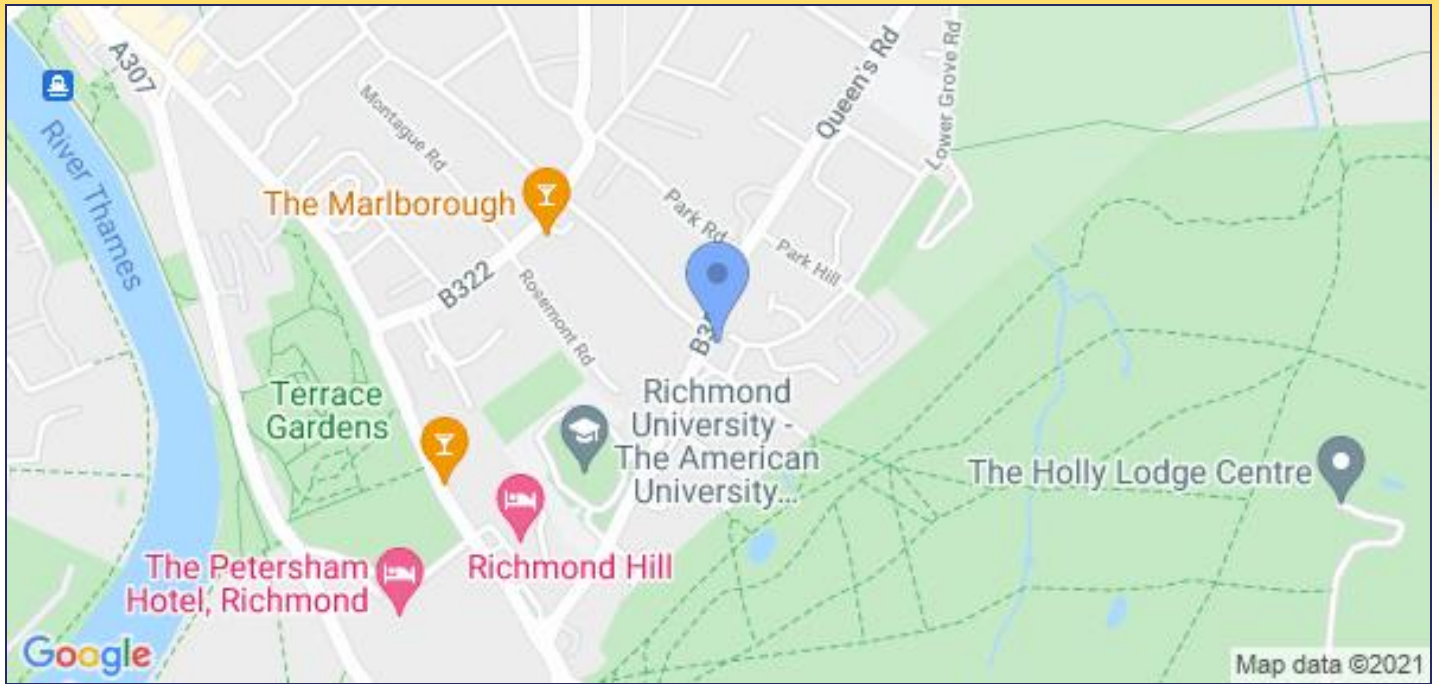
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- **610 sq ft (56.69 sq m)**
- **Spacious mezzanine studio/office**
- **Excellent natural light**
- **Rent: £12,000 per annum inclusive of service charge**
- **New lease offered, the terms of which are to be agreed.**

**AMENITIES**

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- **3 phase power**
- **Double height ceilings**
- **Gas central heating**
- **Mezzanine level**
- **Self-contained unit**
- **Shared loading area with vehicle access**
- **WC facilities**



## LOCATION

Richmond is located some 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport via the M3 and M4 highways. The property is conveniently located on Queen's road with direct access to Richmond Hill and the park.

## DESCRIPTION

Presenting an expansive self contained studio/office space with excellent natural light, double height ceilings, a WC and a mezzanine level above. The unit benefits from a large loading atrium at the front of the building with full height doors and vehicle access.

## ACCOMMODATION

FLOOR	SIZE
First	610 sq ft (56.69 sq m)
<b>Total</b>	<b>610 sq ft (57 sq m)</b>

## LEASE / TERM

New lease offered, the terms of which are to be agreed.

## RENT

£12,000 per annum inclusive of service charge

## RATES

The unit is listed on the VOA website as having a Rateable value of £8,900.

## VAT

## LEGAL COSTS

Each party to bare their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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