

**2ND FLOOR OFFICE, 20 HILL RISE, RICHMOND UPON THAMES, TW10
6UA**



SUMMARY

- **1,027 sq ft (95.45 sq m)**
- **Attractive refurbished office suite**
- **Close to Richmond Bridge and Riverside**
- **Rent: £40,000 per annum exclusive**
- **A new lease on offer the terms of which are to be agreed.**

AMENITIES

- **Comfort cooling**
- **Floor to ceiling windows**
- **Glazed partitioning**
- **LED lighting**
- **New kitchenette**
- **Perimeter trunking**



LOCATION

Richmond is a highly affluent town located some 8 miles south west of London and boasts landmark sites including the very popular riverfront and town green. Situated at the base of Richmond Hill, a stone's throw from Richmond Bridge, this imposing office building is well situated with easy access to Richmond Town Centre and Station. Amenities in the immediate vicinity include The Ivy Cafe, Nandos, Five Guys and Bills.

DESCRIPTION

Newly refurbished office space boasting excellent natural light with attractive floor to ceiling windows and glazed partitioning. The premises are equipped with comfort cooling, perimeter trunking and new LED lighting, carpeting and a kitchenette. Common parts include WC facilities on each floor and outside space with secure bike lock-up.

ACCOMMODATION

FLOOR	SIZE
2nd Floor	1,027 sq ft (95.45 sq m)
Total	1,027 sq ft (95 sq m)

LEASE / TERM

A new lease on offer the terms of which are to be agreed.

RENT

£40,000 per annum exclusive

RATES

The property is listed on the VOA Business Rates Website as having a Rateable Value of £23,000.

VAT

VAT is applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk