

**ALEXANDER HOUSE, 13-17 PRINCES ROAD, RICHMOND UPON
THAMES, TW10 6DQ**

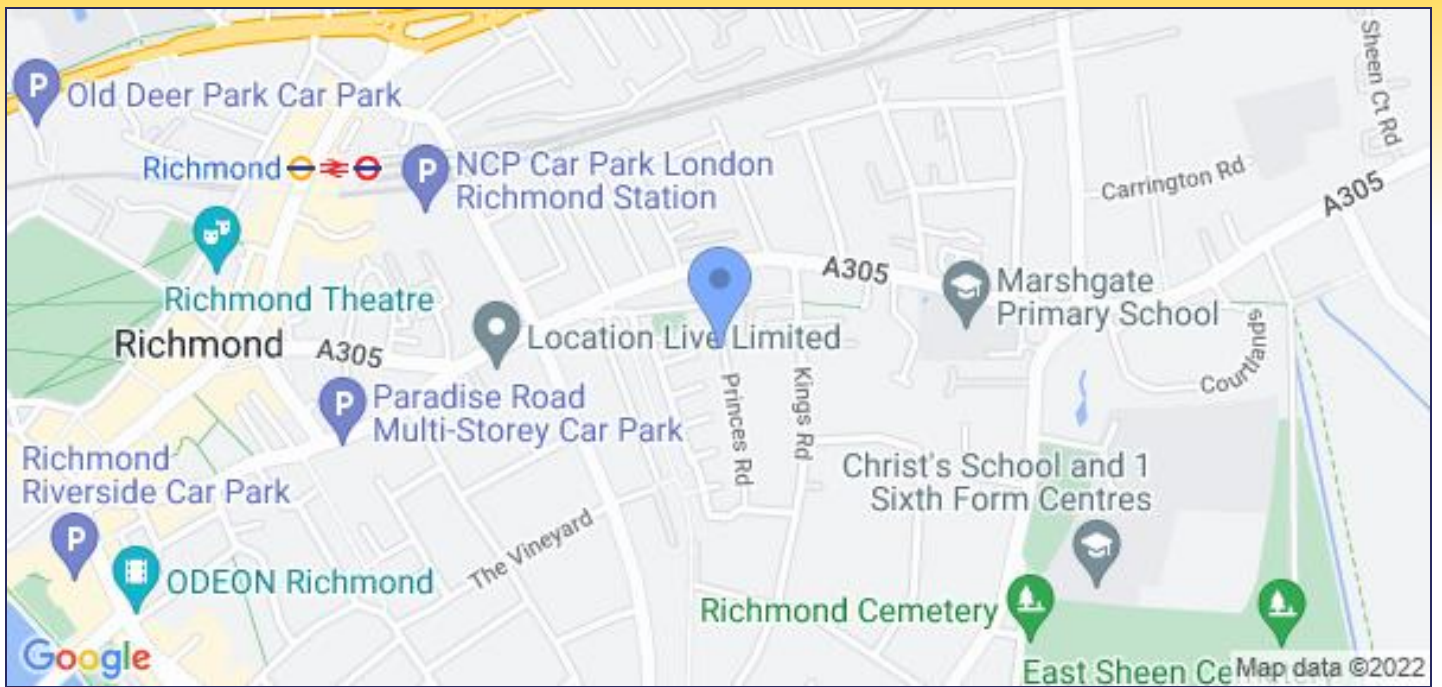


SUMMARY

- **1,214 sq ft (112.83 sq m)**
- **Self Contained Office Building**
- **Close Proximity to Richmond Station**
- **Rent: £42,500 per annum exclusive**
- **Available on a new lease on flexible terms.**

AMENITIES

- **1x parking space**
- **Air-conditioning**
- **Cat II lighting**
- **Double-door entrance**
- **Kitchenette**
- **WCs and shower facilities**



LOCATION

Richmond is a highly affluent town 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 premises are situated a short walk from Richmond Town Centre and Station. Local amenities include Whole Foods, Gail's Bakery, Waitrose and The White Horse and Red Cow Pubs.

DESCRIPTION

The premises comprise two floors of self-contained, open plan office accommodation with parking and an extra double-door entrance. Having undergone recent refurbishment, the property boasts stylish internal decor with white walls and timber beams. Other features include serviced air-conditioning, Cat II lighting, a kitchenette and WC and shower facilities.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	548 sq ft (50.93 sq m)
First Floor	667 sq ft (61.99 sq m)
Total	1,215 sq ft (113 sq m)

LEASE / TERM

Available on a new lease on flexible terms.

RENT

£42,500 per annum exclusive

RATES

The property is listed on the VOA website as having a rateable value of £25,500.

VAT

VAT is applicable

EPC RATING

D (94)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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