

## 53A GEORGE STREET, RICHMOND UPON THAMES, TW9 1HJ



### SUMMARY

- 1,165 sq ft (108.27 sq m)
- Duplex Office Accommodation
- Central Richmond Location
- To Let
- Rent: Upon Application
- New lease offered, the terms of which are to be agreed.

### AMENITIES

- Good internal layout
- Good natural light
- Kitchen
- Period features
- WC facilities



## LOCATION

Richmond is a highly affluent town, located some 8 miles South West of London. The area benefits from excellent road access being adjacent to the A316 and M4 motorways. Richmond train and tube (District Line) services also provide access to the West End within 20 minutes. The property is located in a prime retail position on the High Street and is surrounded by a host of major retailers including H&M, Russell & Bromley, Gant, Crew Clothing, Ole & Steen and Reiss.

## DESCRIPTION

Presenting a self-contained office suite, arranged over two floors and in a central Richmond location. Accessible from George Street and with a private entrance, the property boasts practical layout and plenty of natural light. Facilities include separate WCs and kitchen on the second floor.

## ACCOMMODATION

FLOOR	SIZE
First floor	559 sq ft (51.95 sq m)
Second floor	606 sq ft (56.32 sq m)
<b>Total</b>	<b>1,165 sq ft (108 sq m)</b>

## LEASE / TERM

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

## RENT

Upon Application

## RATES

The property is listed on the VOA website with a rateable value of £9,700.

## 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	Richard Farndale
020 8940 2266	020 8940 2266
d.arthur@martincampbell.co.uk	r.farndale@martincampbell.co.uk