

**WILLOUGHBY HOUSE, 439 RICHMOND ROAD, (FORMALLY CAEN LODGE), EAST TWICKENHAM, TW1 2HA**

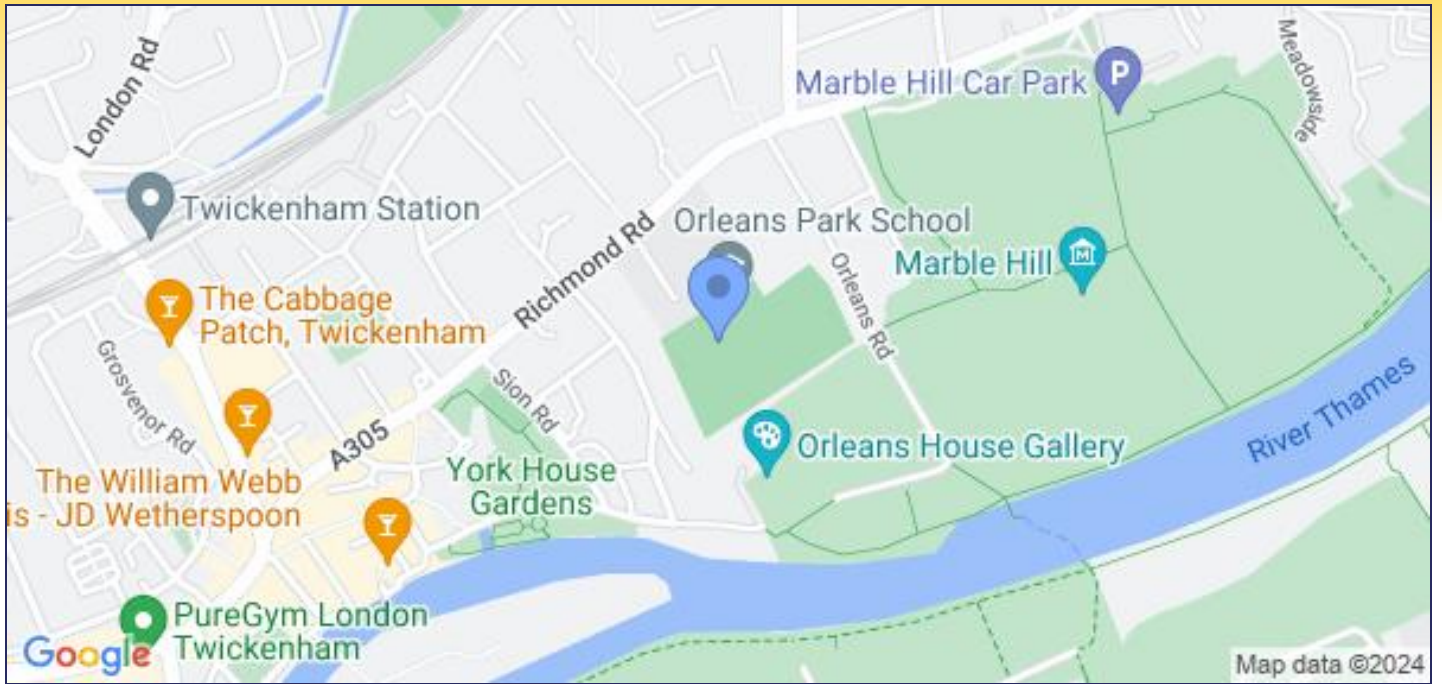


**SUMMARY**

- 7,083 to 10,250 sq ft (658.27 to 952.60 sq m)
- Landmark Office
- Opportunity for Owner Occupier
- For Sale or To Let
- Freehold
- Price: Available upon application
- It is proposed that the property is sold with vacant possession to an owner occupier; however a lease on the whole can be considered subject to terms.

**AMENITIES**

- 18 Car Parking Spaces
- 5-person passenger lift
- Gas fired central heating & comfort cooling
- Open plan
- Opportunity to create bespoke workplace
- Perimeter trunking



## LOCATION

The subject property is located in East Twickenham, approximately 120 metres to the west of Richmond Bridge which leads across the River Thames to Richmond's town-centre and all its attractions.

## DESCRIPTION

Willoughby House comprises an Italianate Villa (built circa 1835) and a larger extension constructed in 1982. The property provides open plan office accommodation over ground and two upper floors set around a central courtyard. The office building currently comprises of ground and two upper floors together with 18 car spaces. The site extends to approximately 0.395 acres (0.16 hectares).

## ACCOMMODATION

The areas provided do not include the period part of the property.

FLOOR	SIZE
Office Building (Ground)	3,025 sq ft (281.13 sq m)
Office Building (1st)	3,057 sq ft (284.11 sq m)
Office Building (2nd)	1,001 sq ft (93.03 sq m)
<b>Total</b>	<b>7,083 sq ft (658 sq m)</b>

## LEASE / TERM

It is proposed that the property is sold with vacant possession to an owner occupier; however a lease on the whole can be considered subject to terms.

## PRICE

Available upon application

## RATES

The rateable value currently is £176,730.

## VAT

## LEGAL COSTS

Each party to bear their own 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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