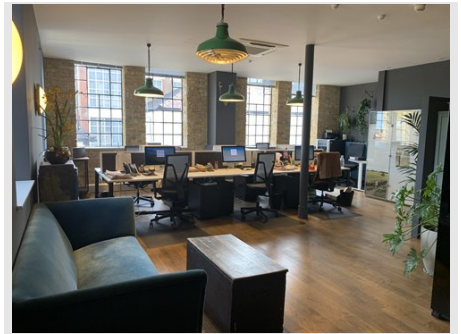


**6 PRINTWORKS HOUSE, 27 DUNSTABLE ROAD, RICHMOND UPON  
THAMES, TW9 1UH**

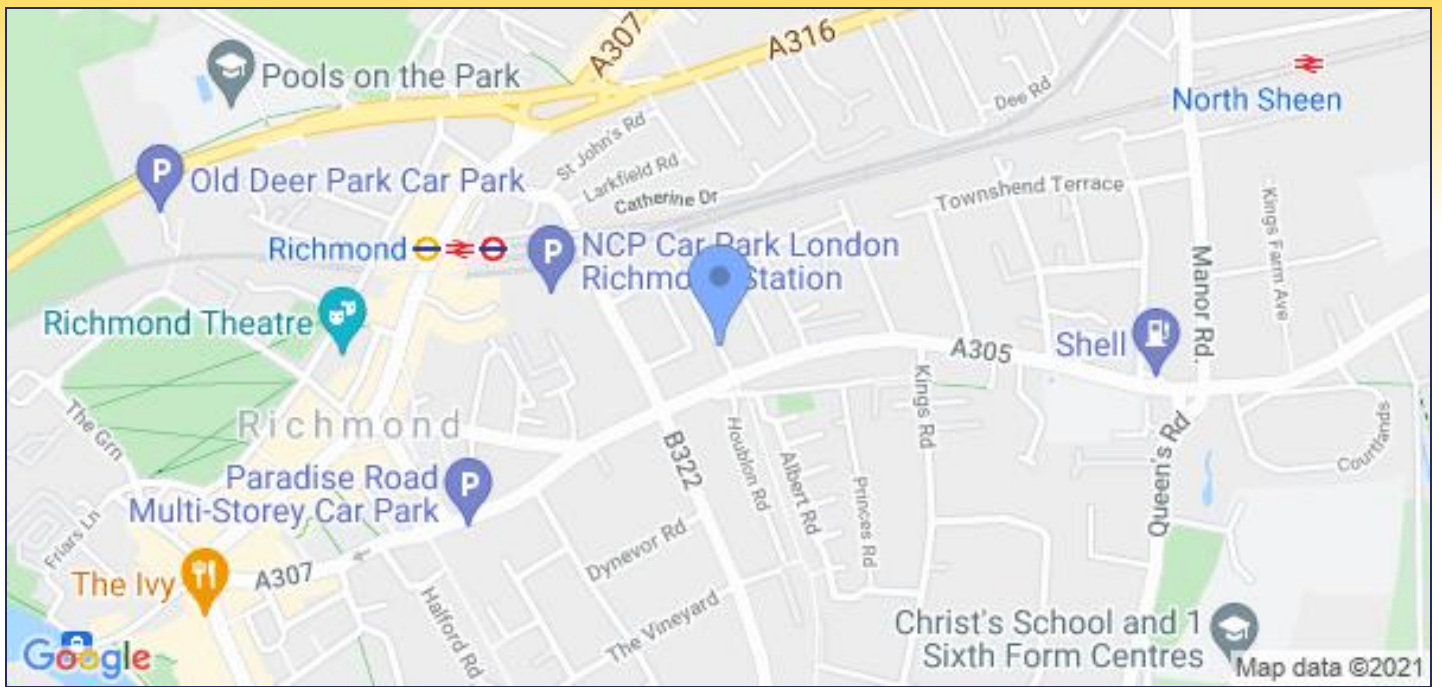


**SUMMARY**

- **955 sq ft (88.75 sq m)**
- **Warehouse style**
- **High quality space**
- **For Sale**
- **Rent: Upon application**
- **A new lease offered, the terms of which are to be agreed,**

**AMENITIES**

- **CAT 6 wiring**
- **Exposed services**
- **Kitchen**
- **Lift access**
- **Private meeting room**
- **Stripped wood floors**
- **WC 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 property is located a short walk from Richmond Town Centre and station. Local amenities include Whole Foods, Gail's Bakery, Waitrose and The Red Cow Pub.

## DESCRIPTION

The property comprises an open plan office suite in a Victorian factory conversion boasting excellent natural light, stripped wood floors and exposed brickwork. Fully self-contained with a private meeting room, kitchen and WC facilities the property also benefits from comfort cooling, category 6 wiring and secure intercom.

## ACCOMMODATION

FLOOR	SIZE
1st Floor	955 sq ft (88.75 sq m)
<b>Total</b>	<b>955 sq ft (89 sq m)</b>

## LEASE / TERM

A new lease offered, the terms of which are to be agreed,

## RENT

Upon application

## RATES

The rateable value of the property is £28,076 per annum. Rates payable circa £14,000 per annum.

## VAT

VAT is applicable

## LEGAL COSTS

Each party to bear their own.

## VIEWING

Viewing strictly by prior appointment with sole agents:

Richard Farndale  
020 8940 2266

r.farndale@martincampbell.co.uk

Dominic Arthur  
020 8940 2266

d.arthur@martincampbell.co.uk