

**1ST, 2ND, 3RD & 4TH FLOORS, 20 HILL RISE, RICHMOND UPON
THAMES, TW10 6UA**

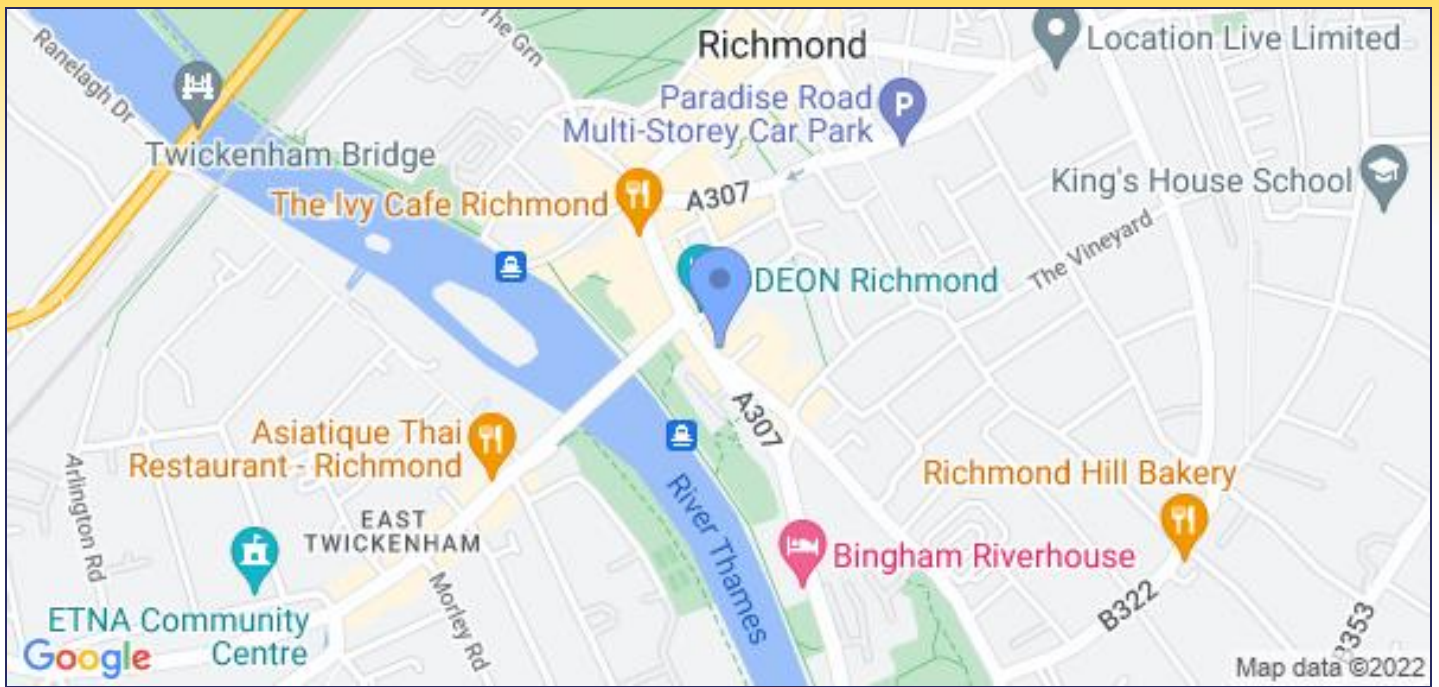


SUMMARY

- **682 to 3,665 sq ft (63.38 to 340.61 sq m)**
- **Attractive refurbished offices**
- **Close to Richmond Bridge and Riverside**
- **Rent: Rent upon application**
- **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 |
|--------------|-------------------------------|
| 1st Floor | 980 sq ft (91.08 sq m) |
| 2nd Floor | 982 sq ft (91.26 sq m) |
| 3rd floor | 1,028 sq ft (95.54 sq m) |
| 4th Floor | 682 sq ft (63.38 sq m) |
| Total | 3,672 sq ft (341 sq m) |

LEASE / TERM

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

RENT

Rent upon application

RATES

Rateable Value upon request

VAT

VAT is applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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