

## 21-23 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ



### SUMMARY

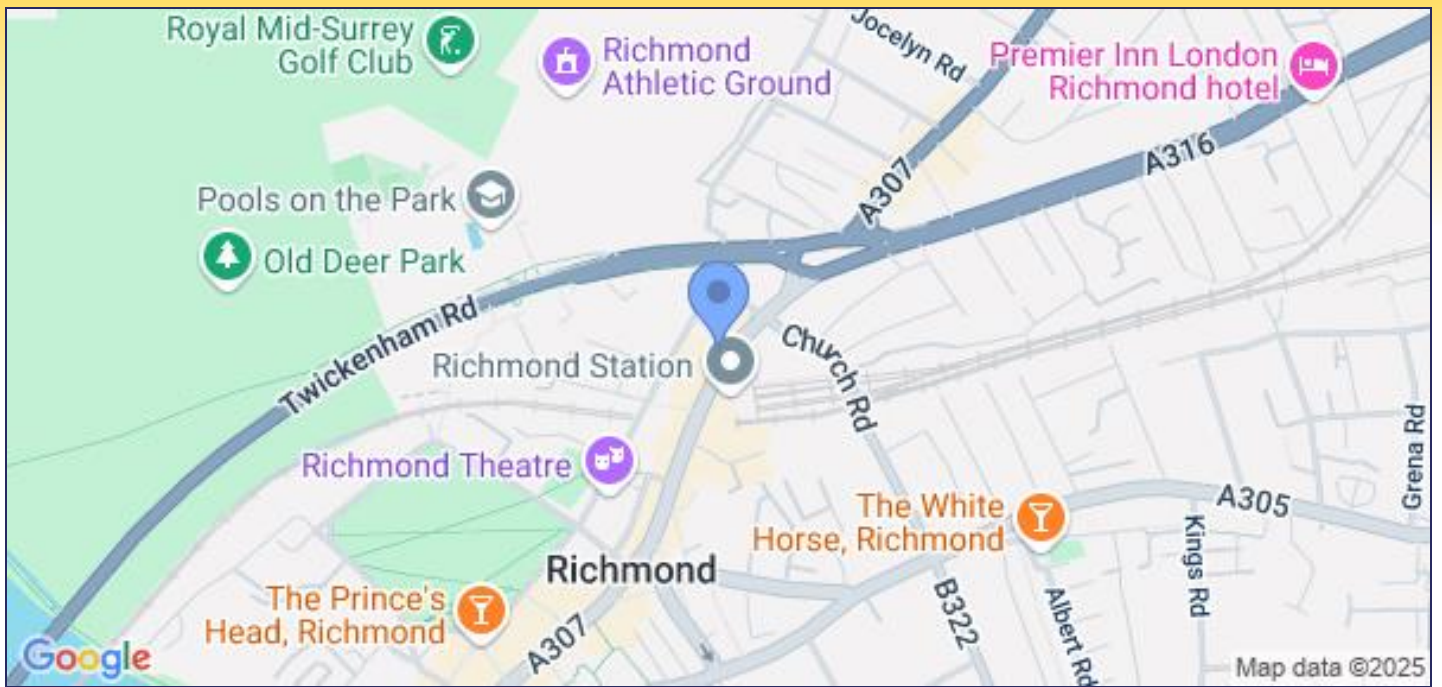
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- **1,556 sq ft (144.61 sq m)**
- **Well appointed office with excellent natural light**
- **Private Meeting Rooms**
- **To Let**
- **Rent: £55,000 per annum**
- **A new lease with terms to be agreed.**

### AMENITIES

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- **Air Conditioning**
- **Opposite station**
- **Period building**
- **Town Centre**
- **WCs**



## LOCATION

Richmond is located 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport. The property sits directly opposite Richmond Railway Station with Underground and Overground services including a direct link to Waterloo. It is surrounded by a host of major retailers such as Bacco, Carluccios, The Orange Tree Pub, Sainsbury's Local and Starbucks.

## DESCRIPTION

The premises comprise first and second floor self-contained office accommodation with multiple private meeting rooms, a kitchen and male/female WC facilities. The air-conditioned offices also benefit from excellent natural light and spacious internal layout.

## ACCOMMODATION

FLOOR	SIZE
1st & 2nd Floors	1,556 sq ft (144.61 sq m)
<b>Total</b>	<b>1,556 sq ft (145 sq m)</b>

## LEASE / TERM

A new lease with terms to be agreed.

## RENT

£55,000 per annum

## RATES

The rateable value is £30,825 per annum, so the estimated rates payable would be circa £15,104.

## VAT

## EPC RATING

Upon Application

## LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

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