

**12 TIMES COURT, RETREAT ROAD, RICHMOND UPON THAMES, TW9  
1AF**



**SUMMARY**

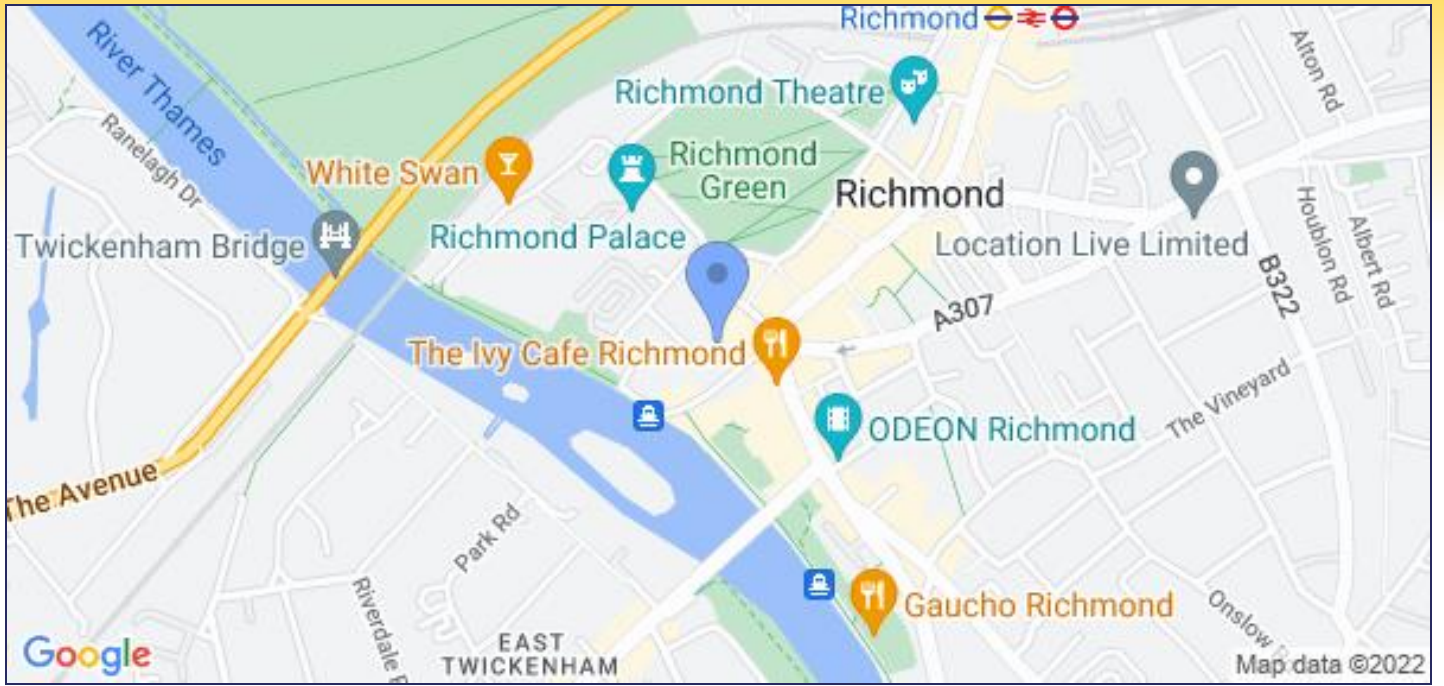
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- **644 sq ft (59.85 sq m)**
- **Self Contained Premises**
- **Quiet Location**
- **For Sale or To Let**
- **Price: £575,000**
- **Rent: £32,500 pax**
- **Available on a new FRI lease for a term to be agreed or the virtual freehold is available. Full terms on request.**

**AMENITIES**

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- **Air Cooling/Heating**
- **Cloakroom**
- **Glass Partitioned Meeting Room**
- **Newly Decorated**
- **Open Plan**
- **Quiet Town Centre Location**
- **Well Fitted Kitchenette**



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Property Ref: 4674. Date: 2022

## LOCATION

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Being just off The Green the premise occupy an excellent quiet location close to the river. The main retail and restaurant facilities are within a short walk. Richmond Station provides excellent transport links with Mainline, District and London Overground. The A316 gives direct access to central London and the M25 via the M3.

## DESCRIPTION

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This self contained ground floor premises is situated in a modern development located just off Richmond Green. Whilst mainly open plan there is a private glass partitioned office/meeting room. In addition there is a well fitted Kitchen area and cloakroom.

## ACCOMMODATION

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FLOOR	SIZE
Ground Floor	644 sq ft (59.85 sq m)
<b>Total</b>	<b>644 sq ft (60 sq m)</b>

## LEASE / TERM

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Available on a new FRI lease for a term to be agreed or the virtual freehold is available. Full terms on request.

## RENT

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£32,500 pax

## PRICE

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£575,000

## RATES

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We understand from the VOA website that the premises has a Rateable Value of £16,000

## VAT

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VAT is applicable

## SERVICE CHARGE

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The current annual service charge is running at £2,000 including building insurance.

## EPC RATING

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B (36)

## LEGAL COSTS

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

## VIEWING

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Viewing strictly by prior appointment with the agent:

David Keates  
020 8940 2266  
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