

**VECTRA HOUSE, 36 PARADISE ROAD, RICHMOND UPON THAMES,
TW9 1SE**



SUMMARY

- **1,601 to 5,629 sq ft (148.79 to 523.14 sq m)**
- **Purpose built**
- **Air-conditioned**
- **Rent: Rent upon application**
- **Each floor available by way of a new lease, subject to terms.**

AMENITIES

- **Air-conditioning**
- **Good natural light**
- **Opposite Paradise Road car park**
- **Passenger lift**
- **Prominent purpose built office**
- **Raised floors**
- **Reception**
- **Town centre location**



LOCATION

The property is located in Richmond town centre. It fronts on to Paradise Road and there is pedestrian access to Sheen Road through the Union Court development at the rear. All of the amenities of Richmond are close by as well as the excellent transport links.

DESCRIPTION

Vectra House is a 9,500 sq ft prominent, well designed, purpose built, five storey office building that was constructed in the early 1980s. It provides modern open plan office accommodation with raised floors and air conditioning. The refurbished space benefits from high quality double glazed windows that provide good natural light in addition to the upgraded lighting (specification TBC).

ACCOMMODATION

Three floors are currently available. Second floor and onsite car parking potentially available by way of further negotiation.

FLOOR	SIZE
First Floor	2,365 sq ft (219.80 sq m)
Ground Floor	1,601 sq ft (148.79 sq m)
Lower Ground Floor	1,663 sq ft (154.55 sq m)
Total	5,629 sq ft (523 sq m)

LEASE / TERM

Each floor available by way of a new lease, subject to terms.

RENT

Rent upon application

RATES

Each floor separately rated; specific detail upon request.

VAT

SERVICE CHARGE

Details available upon request.

EPC RATING

93 D

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
020 8940 2266

Dominic Arthur
020 8940 2266

r.farndale@martincampbell.co.uk

d.arthur@martincampbell.co.uk