



9-11 THE QUADRANT

RICHMOND • TW9 1 BP



FULLY REFURBISHED AND FULLY FITTED OFFICE SUITE
3RD FLOOR 1,358 SQ FT (126 SQ M) TO LET

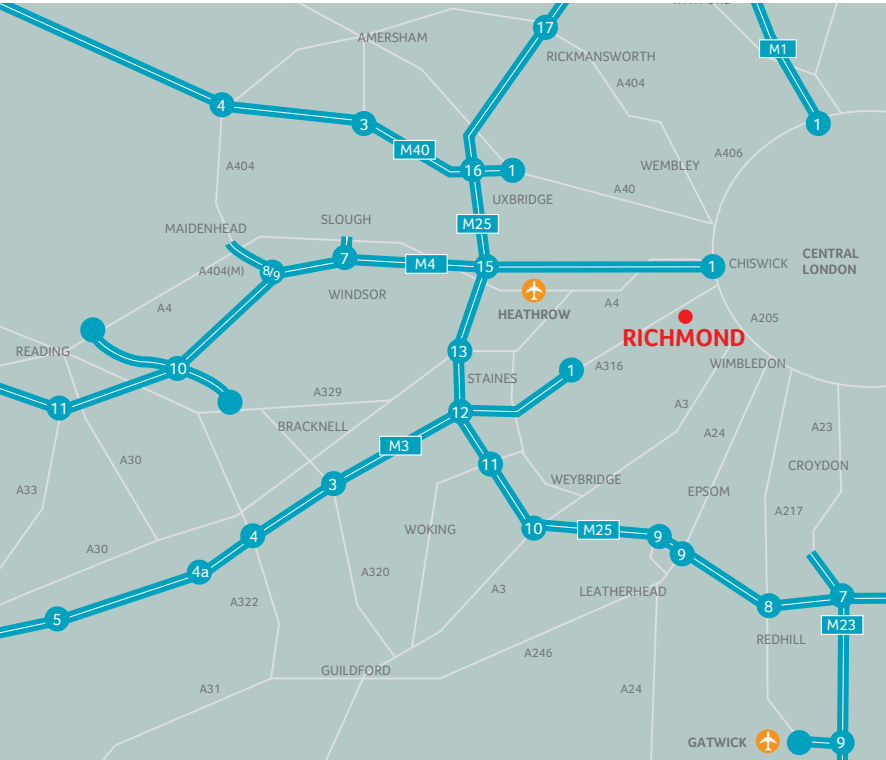
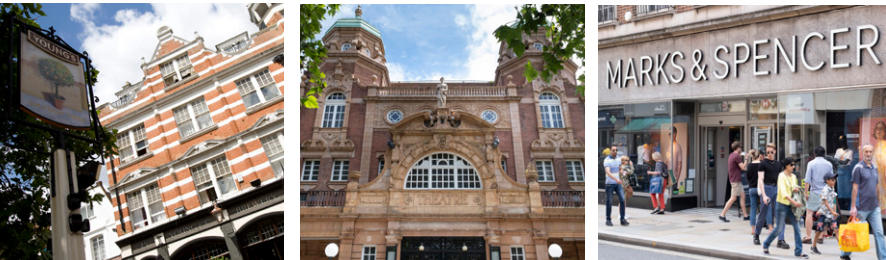
LOCATION

Situated in the heart of Richmond commercial district. Close to retail and leisure amenities. Richmond station is located a few minutes walk away and offers mainline rail, district line and overground services. Richmond Green and the River Thames are close by.

TRAVEL TIMES

| By Rail | Minutes |
|------------------|---------|
| Clapham Junction | 8 |
| London Waterloo | 19 |
| Wimbledon | 25 |
| Paddington | 28 |
| Heathrow Airport | 35 |

| By Underground | Minutes |
|-------------------|---------|
| Gunnersbury | 6 |
| Hammersmith | 17 |
| Earls Court | 20 |
| London Paddington | 28 |
| London Victoria | 29 |



PUBS

- 1 The Shaftesbury
- 2 Tap Tavern
- 3 The Orange Tree
- 4 The Cricketers

RESTAURANTS / CAFÉS

- 5 The Ivy Cafe
- 6 No1 Duke Street
- 7 Rock & Rose
- 8 Leon
- 9 Joe & The Juice
- 10 Pret a Manger
- 11 One Kew Road

MAJOR RETAILERS

- 12 Whole Foods Market
- 13 Zara Home
- 14 Jigsaw
- 15 Anthropologie
- 16 Waitrose
- 17 Aesop
- 18 Lululemon
- 19 Sweaty Betty

LEISURE / HOTELS

- 20 Richmond Theatre
- 21 Royal Mid-Surrey Golf Club
- 22 Travelodge
- 23 The Bingham

DESCRIPTION

The third floor comprises a recently refurbished and fully fitted office suite, able to be adapted to suit an incoming Tenants needs but, currently providing open plan offices for 20 persons, 6 person meeting room, kitchen and 11-12 person break out area.

AMENITIES



Fully fitted



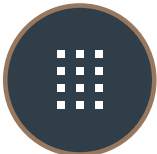
Air conditioning



Shower facilities



Fitted kitchen



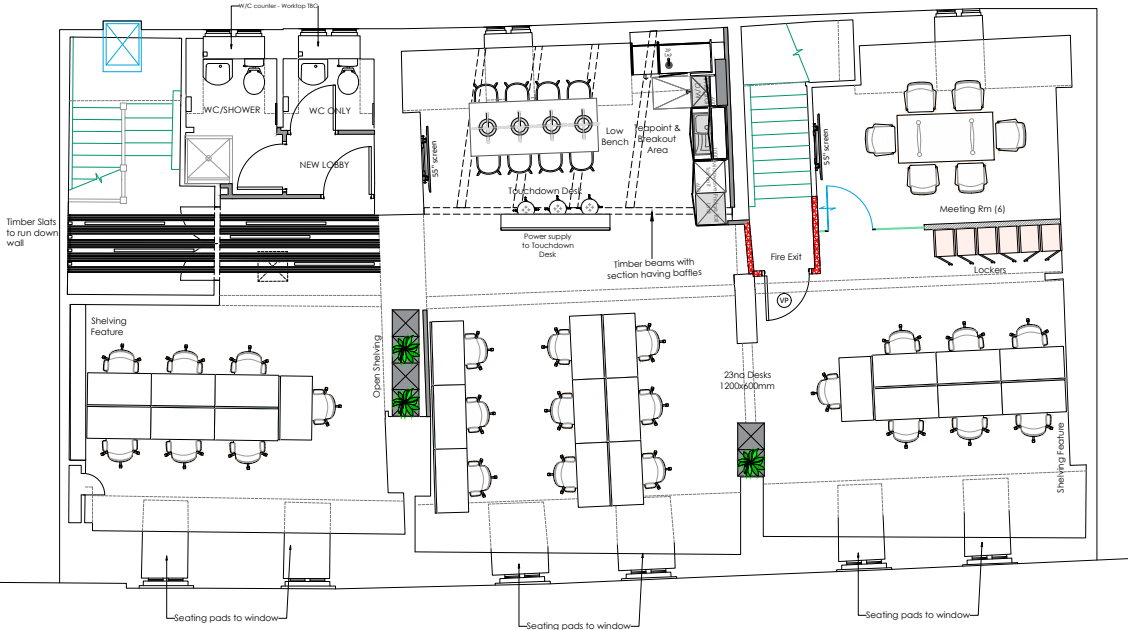
LED lighting



Perimeter trunking

3RD FLOOR 1,358 SQ FT

(approx net internal area)



9-11 THE QUADRANT

RICHMOND • TW9 1 BP



TERMS

Available by way of new flexible lease direct from the landlord.

EPC

Rating of B28.

VIEWING

Strictly by appointment through the joint sole agents.

David Cuthbert
07710 183 423
dcuthbert@hanovergreen.co.uk

Zoe Ramsay
zramsay@hanovergreen.co.uk
07799 821 910

Damian Lambourn
07796 953 360
dl@lcprop.com

 HanoverGreen

020 3130 6400
hanovergreen.co.uk

 **LAMBOURN**
COMMERCIAL

020 3752 7569
WWW.LCPROP.COM

