

**TO LET
AN ELEGANT GRADE II LISTED SELF-CONTAINED
OFFICE BUILDING**



**FOUNTAIN HOUSE, HOLBROOKE PLACE, 28-32 HILL RISE,
RICHMOND, TW10 6UD**

APPROXIMATELY 1,948 SQUARE FEET (181 SQ M)

NEW LEASE: TERMS TO BE AGREED

TO LET: Price on application

3 PARKING SPACES AVAILABLE AT ADDITIONAL COST

LOCATION:

Fountain House is situated at the bottom of Hill Rise in Richmond town centre, which offers a range of amenities including: most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) and within easy walking distance and provide an overground service to Waterloo in 21 minutes. The area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3/A3 or the M4 motorways.

DESCRIPTION:

The premises occupy a prominent position on Richmond Hill comprising ground, first and second floor office accommodation in excellent decorative condition within an attractive period building. The building benefits from excellent natural light, two separate entrances, multiple meeting rooms and on-site parking.

LEASE TERMS:

New Full Repairing & Insuring Lease, the terms to be agreed.

VAT:

We believe that the building is not VAT elected but interested parties should make their own enquiries.

EPC:

Available upon request.

BUSINESS RATES:

All interested parties are advised to make their own inquiries into the Business Rates with local authorities which in this instance are Richmond upon Thames.

LEGAL COSTS:

Each party is to bear their own legal costs.

VIEWING:

For all enquiries, please contact joint sole agents.

Russell Mann (020 8332 2707) rmann@featherstoneleigh.co.uk

Richard Farndale (020 8940 2266) – r.farndale@martincampbell.co.uk



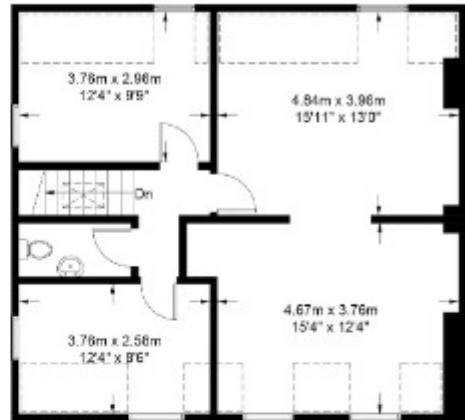




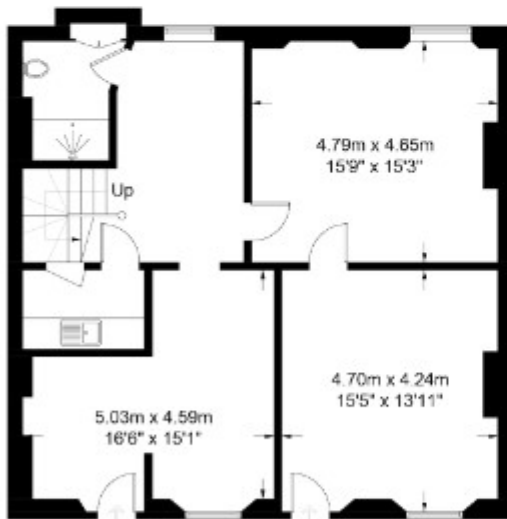
Fountain House

Approximate Gross Internal Area = 239.0 sq m / 2572 sq ft

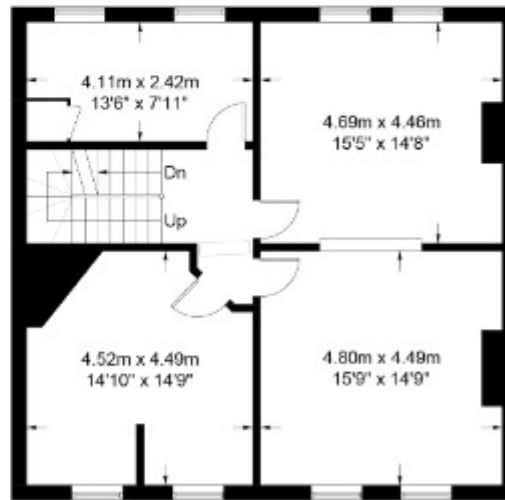
Approximate Net Usable Area = 181 sq m / 1948 sq ft



Top Floor



Ground Floor



First Floor

Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID1018580)