

1 SUN ALLEY, RICHMOND UPON THAMES, TW9 2PP

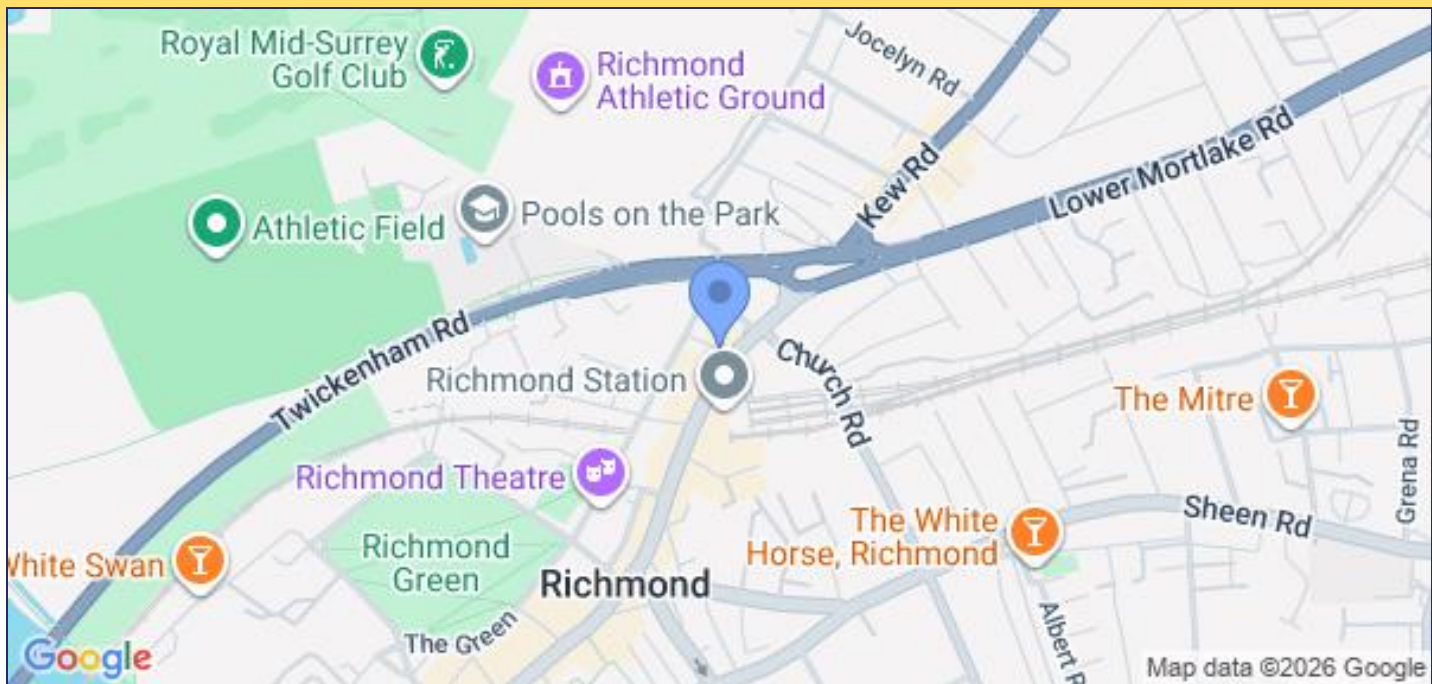


SUMMARY

- 848 sq ft (78.81 sq m)
- E Class Use
- To Let
- Rent: £36,000 per annum excl.
- Available on a new lease on terms to be agreed.

AMENITIES

- Alarm System
- Close to Richmond Station
- Gas Central Heating
- Kitchen Area
- Spot Lighting
- WC Facilities



LOCATION

The property is centrally located being within 100 metres of Richmond main line station, which provides direct regular services to London Waterloo, Putney and Clapham Jct. together with the Mildmay and District Lines. It is conveniently located for the excellent shopping and leisure facilities within this popular town. The A316 is close by and provides a direct access to the M3 and on to the M25 orbital motorway.

DESCRIPTION

Sun Alley runs directly off Kew Road, and provides a walk through to Parkshot. This self contained first floor premises is accessed via an external staircase and is newly decorated. It is predominately open plan space with a reception area and separate office. It would suit a variety of uses from offices to exercise studio.

ACCOMMODATION

FLOOR	SIZE
First Floor	848 sq ft (78.81 sq m)
Total	848 sq ft (79 sq m)

LEASE / TERM

Available on a new lease on terms to be agreed.

RENT

£36,000 per annum excl.

RATES

We note from the Valuation Office website that the property has a Rateable Value of £25,500.

VAT

VAT is not applicable

SERVICE CHARGE

To pay a fair proportion of the service charge.

EPC RATING

E (113)

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Richard Farndale
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