R|B

ROBERT IRVING BURNS

LONDON, TW9

LONDON HOUSE

243-253 LOWER MORTLAKE ROAD

TO LET
NEW REDEVELOPMENT
BUILDING HQ SET OVER 3 FLOORS
WITH SUBSTANTIAL OUTDOOR AND TERRACE SPACE

AVAILABILITY: DELIVERABLE WITHIN 6 TO 9 MONTHS -
BESPOKE FITOUT OPTIONS AVAILABLE

COMPLETION DATE DECEMBER 2026

CAT A CONDITION WITH FURNISHING PACKAGES AVAILABLE

FROM 6,393 SQ FT TO 27,081 SQ FT

SUITABLE FOR CLASS E

(OFFICES, MEDICAL, LEISURE ETC.)



CLICK HERE

360°

DESCRIPTION

This to-be-redeveloped commercial building will provide high-quality Grade A accommodation arranged over the ground, first and second floors. Designed to meet modern occupier requirements, the scheme will offer efficient floorplates, excellent natural light and a contemporary specification throughout.

With its strong visual presence and adaptable layout, the building will appeal to a broad range of occupiers seeking well-presented workspace just outside Richmond town centre. In addition to traditional office users, the property is ideally suited to medical, healthcare and wellness operators, with alternative Class E uses also considered.

The accommodation can be taken as a whole or subdivided to suit individual tenant requirements, subject to final layout, servicing and access arrangements. The development will focus on delivering:

- High-specification Grade A space with strong ESG performance
- Efficient comfort cooling and modern LED lighting
- Excellent natural light and a high-quality arrival experience
- Clear visibility on occupational costs and delivery timelines

Furnishing options are available, with selected floors capable of being delivered fully fitted and furnished.



AMENITIES

01 TOTAL POWER SUPPLY-299 KVA

02 EXCELLENT NATURAL LIGHT

03 MODERN LED LIGHTING

04 EFFICIENT COMFORT COOLING

05 FLEXIBLE LAYOUT

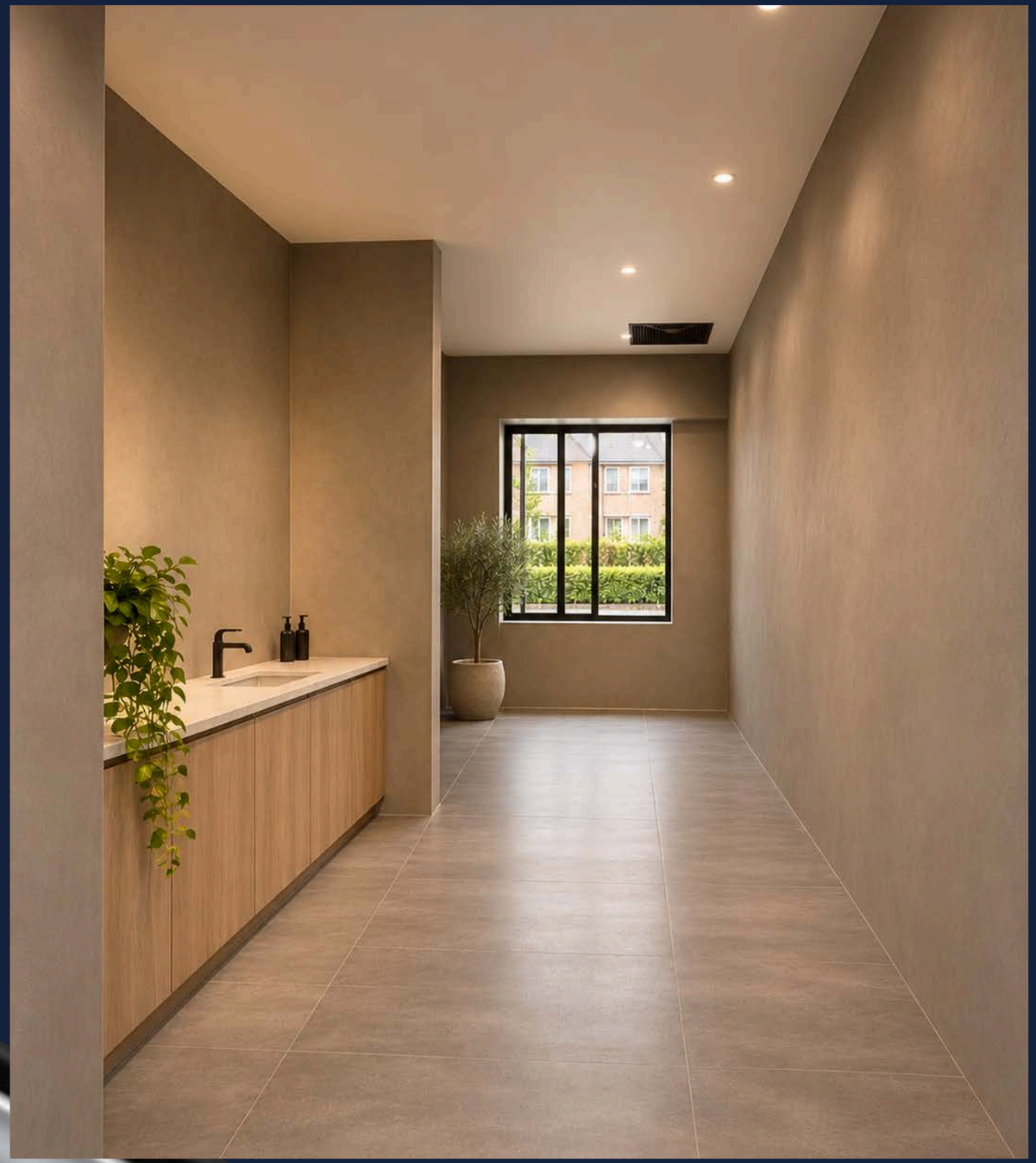
06 STRONG ESG PERFORMANCE

07 SELECTED FLOORS AVAILABLE FULLY FITTED AND FURNISHED

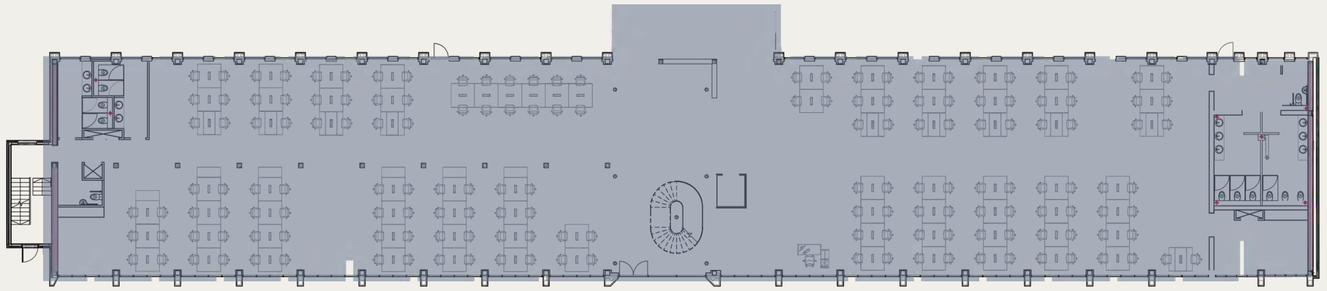
08 GRADE A COMMERCIAL ACCOMMODATION



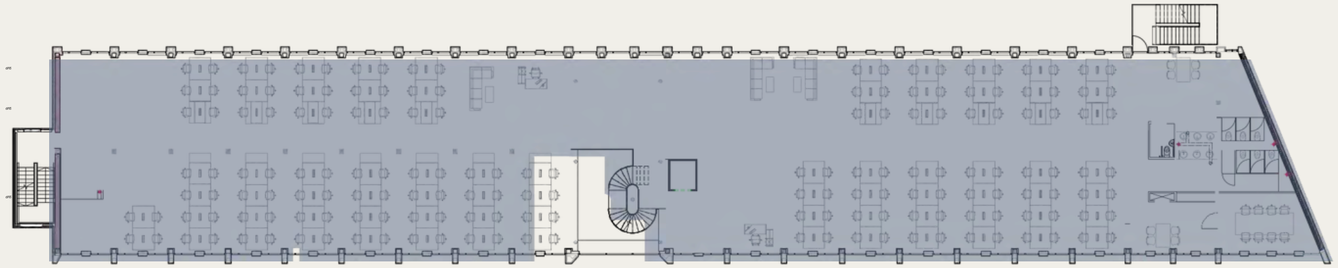




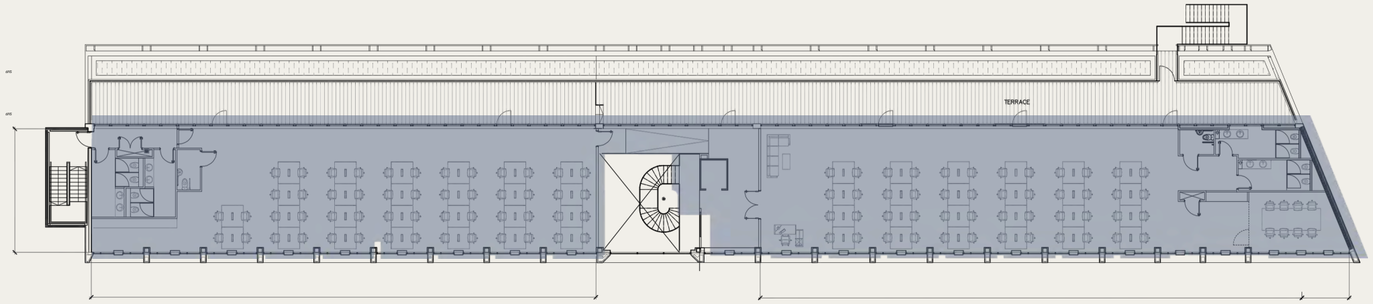




Level 00 GIA Total: 969 sqm / 10,430 sq ft



Level 01 GIA Total: 953 sqm / 10,258 sq ft



Level 02 GIA Total: 594 sqm / 6,393 sq ft

FLOOR PLANS

Scaled floor plans available upon request

CEILING HEIGHTS

FOR EACH PART OF THE BUILDING

GF EAST WING - SSL TO CEILING 3.21M
GF EAST WING - SSL TO BEAM 2.79M
GF WEST WING - SSL TO CEILING 3.17M
GF WEST WING - SSL TO BEAM 2.96M

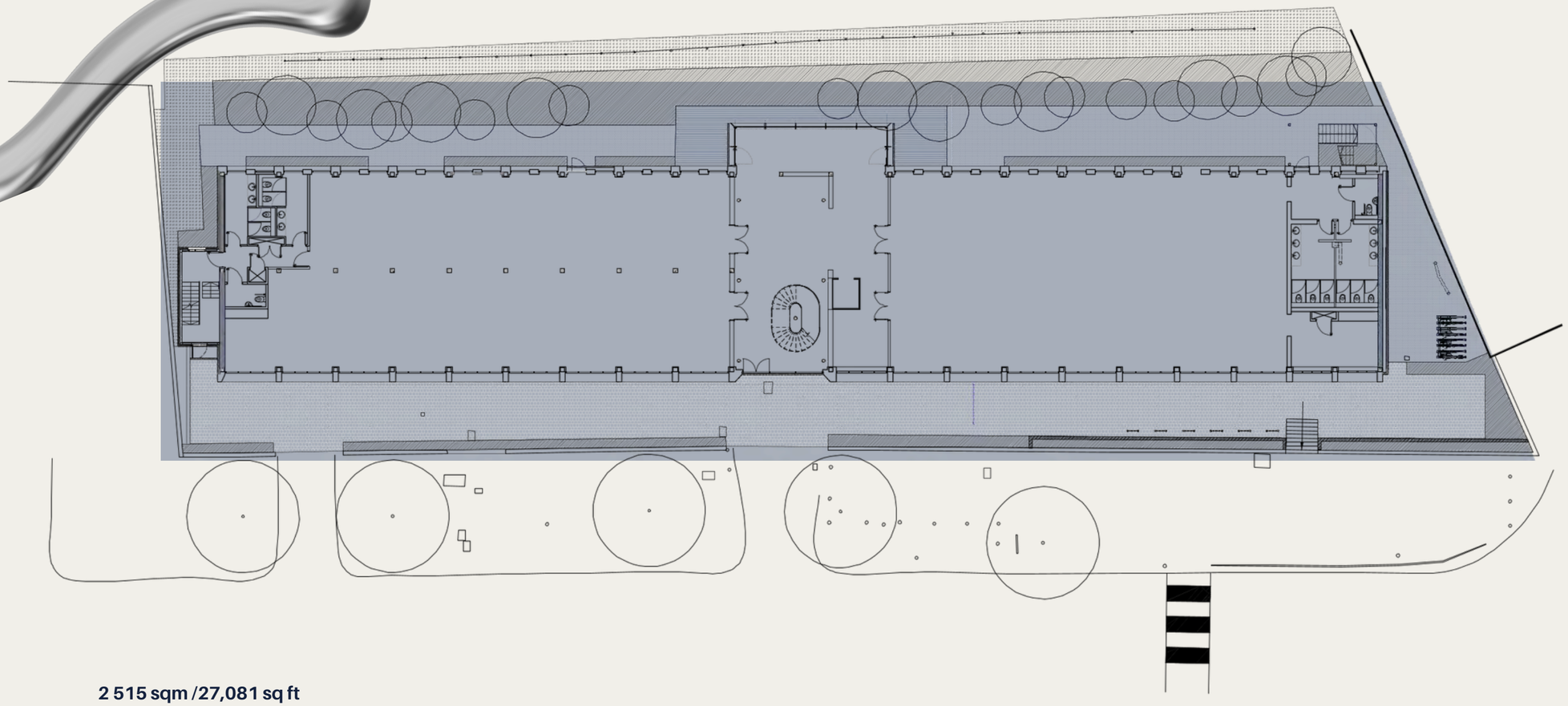
1ST FL EAST WING - SSL TO CEILING 3.59M
1ST FL EAST WING - SSL TO BEAM 2.70M
1ST FL WEST WING - SSL TO CEILING 3.42M
NO BEAM

2ND FLOOR EAST WING - SSL TO CEILING 2.97M
NO BEAM
2ND FLOOR WEST WING - SSL TO CEILING 3.19M
NO BEAM

RAISED ACCESS FLOOR

GF - 125MM
1ST FLOOR - 120MM
2ND FLOOR EAST WING - 310MM
2ND FLOOR WEST WING - 190MM

SITE PLAN



Total: **2 515 sqm /27,081 sq ft**

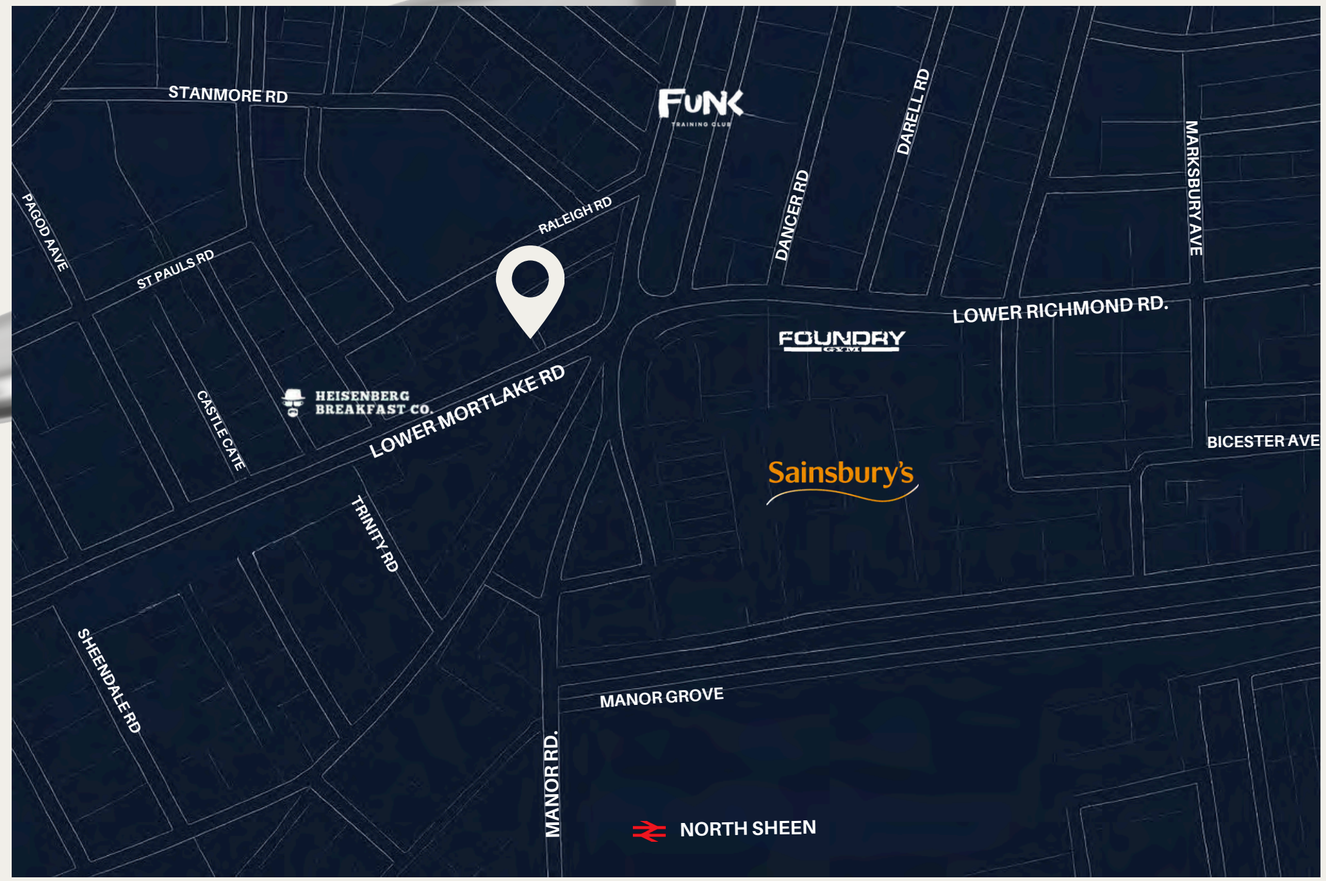
FLOOR AREA

Floor	Area (sq ft)
Ground Floor	10,430
First Floor	10,258
Second Floor	6,393
Total	27,081

LOCATION

243–253 Lower Mortlake Road is ideally positioned between Richmond and Kew, offering quick access to transport links, local amenities, and key routes across southwest London. North Sheen Station is only a short walk away, with the A316 and Lower Richmond Road close by for easy travel by car. Everyday essentials such as Sainsbury's, gyms, cafés, and community services are all within immediate reach.

The area also benefits from excellent outdoor spaces, including Old Deer Park, the Thames riverside paths, and the world-famous Kew Gardens. This blend of convenience, connectivity, and greenery makes the location practical, well-connected, and appealing for both work and daily life.











CONNECTIVITY

TRANSIT/SUBWAY

Kew Gardens Underground Station	14 min walk
Richmond Underground Station	2 min drive
Gunnersbury Station	8 min drive
Gunnersbury Underground Station	8 min drive

AIRPORT

London Heathrow	24 min drive
London City	51 min drive

COMMUTER RAIL

North Sheen	6 min walk
Kew Gardens	14 min walk
Richmond (London)	8 min walk
Mortlake	3 min drive
Chiswick	5 min drive

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

AVAILABILITY

Deliverable within 6 to 9 months - bespoke fitout options available, CAT A condition with furnishing packages available. **Completion date December 2026**

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

RENT

POA

EPC

Available on click.

VAT

TBC.

FLOOR PLANS

Scaled Floor Plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed

CONTACT US

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