

SECOND FLOOR, 37 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ

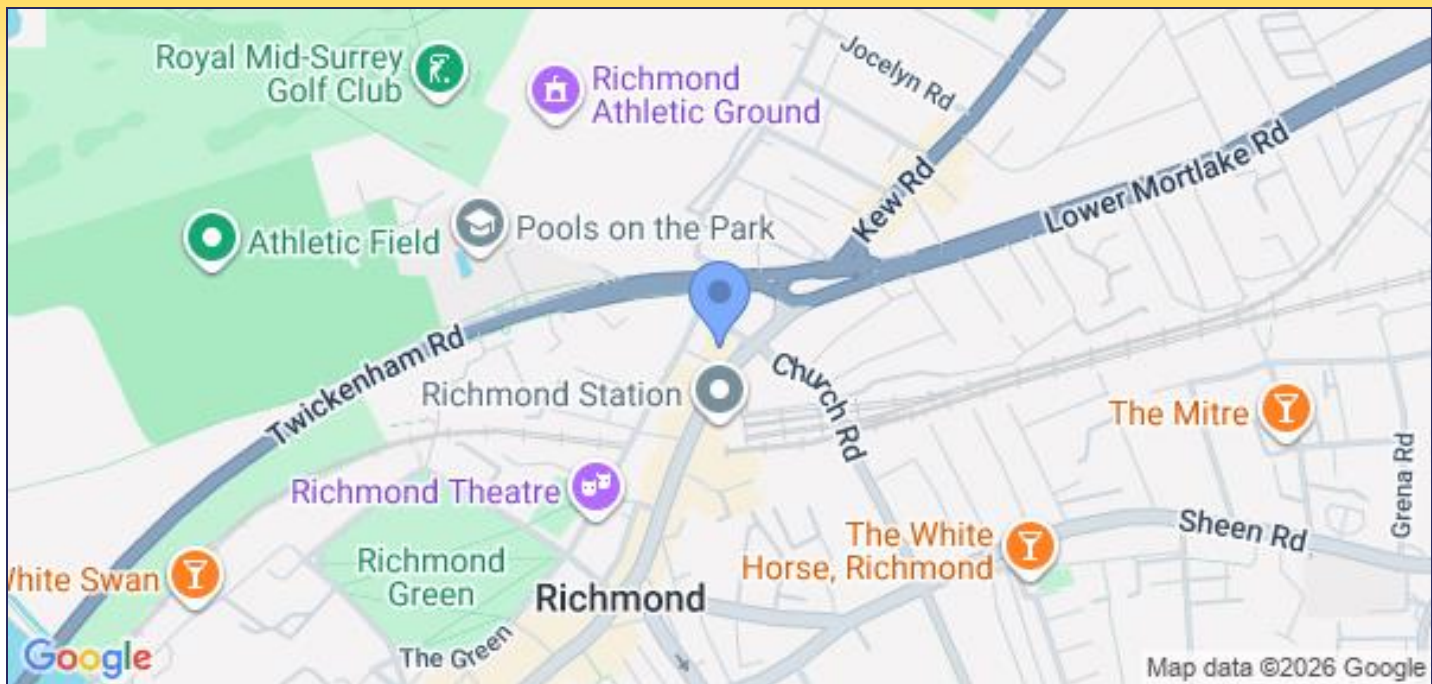


SUMMARY

- 776 sq ft (72.12 sq m)
- E Class Use
- To Let
- Rent: £34,000 per annum excl.
- Available on a new full repairing and insuring lease, on terms to be negotiated.

AMENITIES

- Entryphone System
- Fully Fitted Kitchenette
- Gas Central Heating
- Newly Decorated
- Town Centre Location



LOCATION

Situated on Kew Road close to the roundabout with the A316, which provides direct access to the M3 motorway. The premises are within a short walk of Richmond Station, which provides regular services to London Waterloo, Clapham Jct. Putney and Kingston, and is also served by the Mildmay and District Lines. The Town is well served with excellent shopping and leisure facilities.

DESCRIPTION

The premises comprise a self contained suite on the second floor of this 3 storey building. The office has been newly decorated to provide an excellent open plan area with good natural light. There is a fully fitted kitchenette and WC facilities. Whilst in open plan layout, the floor could be divided if a tenant required. The first floor is available providing 738 sq ft.

ACCOMMODATION

FLOOR	SIZE
Second Floor	776 sq ft (72.12 sq m)
Total	776 sq ft (72 sq m)

LEASE / TERM

Available on a new full repairing and insuring lease, on terms to be negotiated.

RENT

£34,000 per annum excl.

RATES

To be assessed.

VAT

VAT is not applicable

SERVICE CHARGE

To pay a fair proportion of the service charge.

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Richard Farndale
020 8940 2266	020 8940 2266
d.keates@martincampbell.co.uk	r.farndale@martincampbell.co.uk