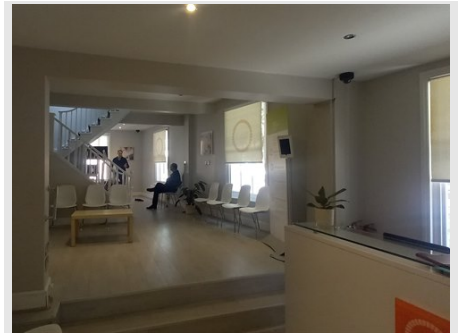
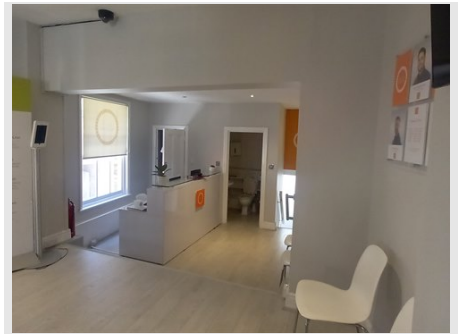


**1ST & 2ND FLOORS, 21A SHEEN ROAD, RICHMOND UPON THAMES,
TW9 1AD**

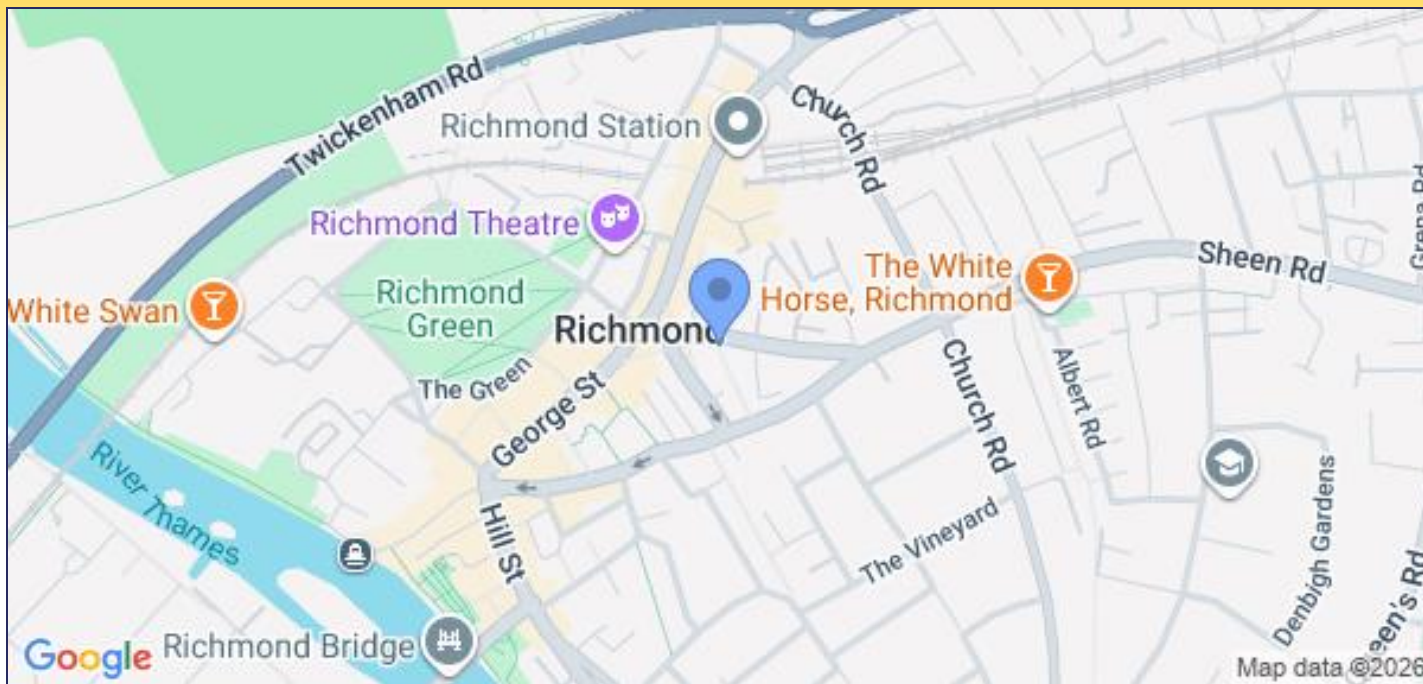


SUMMARY

- **E Class Use**
- **To Let**
- **Rent: £32,500 per annum excl.**
- **Available on a new FRI lease on terms to be agreed.**

AMENITIES

- **Central Heating**
- **Excellent Natural Light**
- **Self Contained**
- **Town Centre Location**
- **WC facilities**



LOCATION

Located on the busy Sheen Road and close to its junction with George Street and The Quadrant. Richmond station is within a short walk and provides direct services to London Waterloo, Clapham Jct, Windsor and Putney. In addition the District Line and Mildmay Line. The A316 is nearby and provides direct access to the M3. Richmond town centre provides excellent shopping facilities together with an excellent choice of bars and restaurants.

DESCRIPTION

The premises comprise an excellent self contained suite on the 1st and 2nd floors of this prominent corner building directly opposite Waitrose. Currently being used as a clinic it would be easy to return the accommodation to offices. The first floor is open plan and the second comprises two rooms.

ACCOMMODATION

FLOOR	SIZE
1st & 2nd Floors	1,000 sq ft (92.94 sq m)
Total	1,000 sq ft (93 sq m)

LEASE / TERM

Available on a new FRI lease on terms to be agreed.

RENT

£32,500 per annum excl.

RATES

We note from the VOA that the premises has a rateable value of £27,750

VAT

VAT is not applicable

SERVICE CHARGE

The tenant is responsible for their share of the service charge.

EPC RATING

D (95)

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
020 8940 2266

Richard Farndale
020 8940 2266

d.keates@martincampbell.co.uk r.farndale@martincampbell.co.uk