



1 Sun Alley

Richmond, TW9 2PP

Quiet location just off Kew Road and close to Town centre, the premises would suit either an office or studio.

848 sq ft
(78.78 sq m)

- E Class Use
- Close to Richmond Station
- Gas Central Heating
- Spot Lighting
- Kitchen Area
- Alarm System
- Air Cooling Unit
- New key point...

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Summary

Available Size	848 sq ft
Rent	£36,000 per annum
Rateable Value	£25,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (113)

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.

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.

Accommodation

The accommodation comprises the following areas:

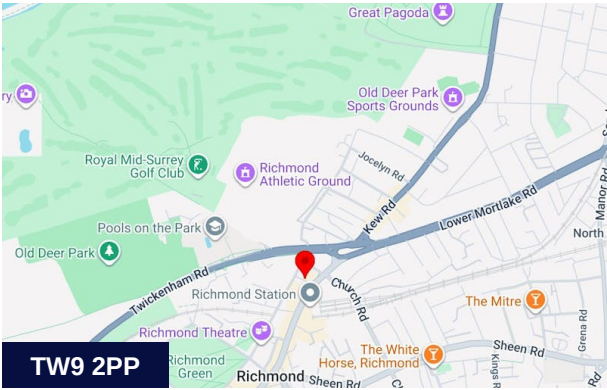
Name	sq ft	sq m	Availability
1st	848	78.78	Available
Total	848	78.78	

Viewings

By appointment through Martin Campbell 020 8940 2266

Terms

Available on a new lease on terms to be agreed.



Viewing & Further Information



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