



## 21A Sheen Road

Richmond, TW9 1AD

**Town centre E Class use  
directly opposite Waitrose.  
The property comprises an  
excellent self contained  
suite on 1st & 2nd floors.**

**1,000 sq ft**  
(92.90 sq m)

- Opposite Waitrose
- Gas fired central heating
- Town centre location
- Excellent natural light
- Self Contained
- New key point...

# 21A Sheen Road, Richmond, TW9 1AD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,000 sq ft                        |
| Rent           | £29,500 per annum                  |
| Rates Payable  | £13.32 per sq ft                   |
| Rateable Value | £27,750                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (95)                             |

## 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.

## 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 and 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.

## Accommodation

The accommodation comprises the following areas:

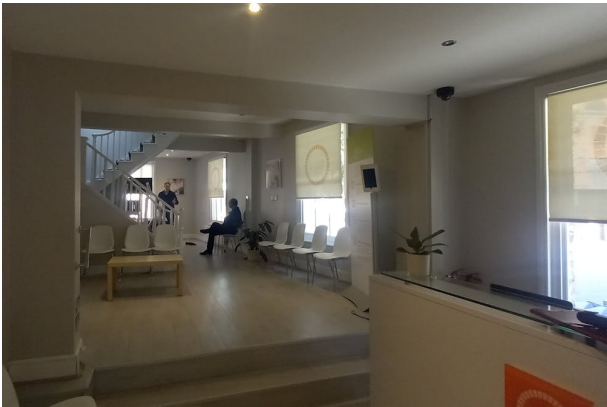
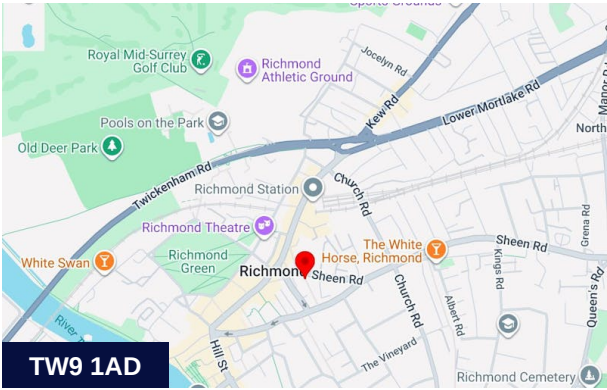
| Name                      | sq ft | sq m  | Availability |
|---------------------------|-------|-------|--------------|
| Unit - 1st and 2nd Floors | 1,000 | 92.90 | Available    |
| Total                     | 1,000 | 92.90 |              |

## Viewings

Strictly by appointment through sole agents, Martin Campbell

## Terms

Available on a new FRI lease for a term to be agreed.



## Viewing & Further Information



**David Keates**  
020 8940 2266 | 07879 965 525  
D.Keates@martincampbell.co.uk



**Richard Farndale**  
020 8940 2266 | 077 8936 5304  
r.farndale@martincampbell.co.uk