



First Floor

37 Kew Road, Richmond, TW9 2NQ

**Close to Richmond Station
this newly refurbished office
provides excellent open
plan space.**

738 sq ft
(68.56 sq m)

- Town Centre Location
- Newly Decorated
- Gas Central Heating
- Entryphone System
- Private Patio
- Fully Fitted Kitchenette
- New key point...

First Floor, 37 Kew Road, Richmond, TW9 2NQ

Summary

Available Size	738 sq ft
Rent	£32,000 per annum
Rateable Value	£22,968
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a self contained suite on the first 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. In addition there is a private patio at the rear of the premises. Whilst in open plan layout, the floor could be divided if a tenant required. In addition the second floor is available providing 776 sq ft. (72 sq. m)

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.

Accommodation

The accommodation comprises the following areas:

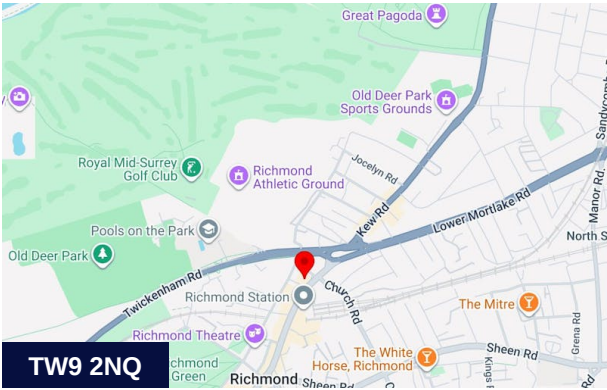
Name	sq ft	sq m	Availability
1st	738	68.56	Available
Total	738	68.56	

Viewings

By appointment only, through Martin Campbell 020 8940 2266

Terms

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



Viewing & Further Information



David Keates
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D.Keates@martincampbell.co.uk



Richard Farndale
020 8940 2266 | 077 8936 5304
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FIRST FLOOR, 37 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ

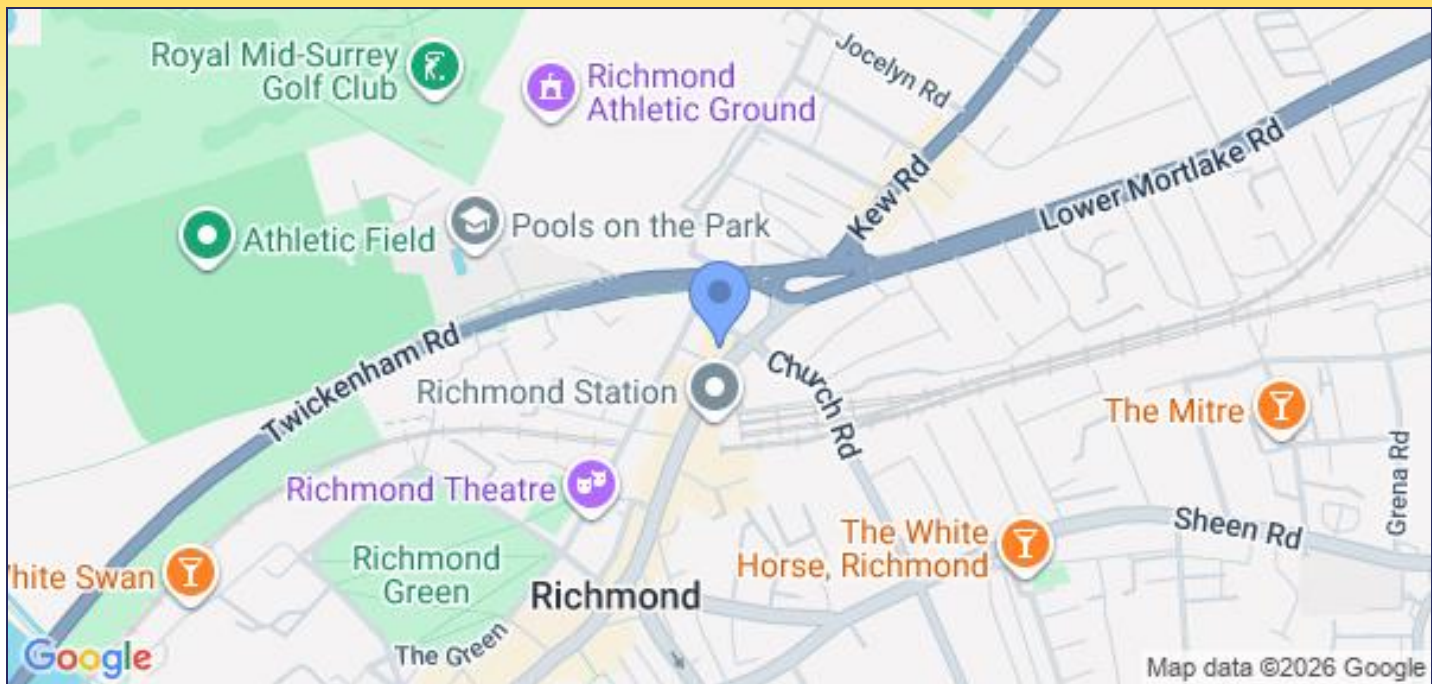


SUMMARY

- 738 sq ft (68.59 sq m)
- E Class Use
- To Let
- Rent: £32,000 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
- Private Patio
- 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.

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ACCOMMODATION

FLOOR	SIZE
First floor	738 sq ft (68.59 sq m)
Total	738 sq ft (69 sq m)

LEASE / TERM

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

RENT

£32,000 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 incurred the transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Richard Farndale
020 8940 2266	020 8940 2266
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