



Independence House, 84 Lower Mortlake Road, Richmond TW9 2HS

TO LET

Area: 15,467 FT² (1,437M²) | Rent: Upon Application |



Parking
37 onsite parking spaces



Reception
Remodelled reception/lounge area



Bike Rack
Secure bike storage



Lift
Lift access

LOCATION:

Richmond is a highly affluent town located some 9 miles from Central London and has excellent road and rail links to both London via Underground, Overground and National Rail lines and Heathrow Airport via the M3 and M4 highways. The property occupies a prominent position on Lower Mortlake Road, at its junction with Crofton Terrace. Richmond Station, the town centre amenities and Old Deer Park are within a short walk, and all are accessible via a designated cycle route.

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DESCRIPTION:

The property is due to undergo a comprehensive refurbishment programme to include remodelled entrance with reception/lounge area, with self contained Grade A office suites accessed from a central lift core.

The 3rd floor will comprise full height glazing with stunning panoramic views and access to the roof terrace. The building will benefit from an additional terrace to the rear as well as a secure bike store, changing facilities and 37 onsite parking spaces.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Suite A	2,913	271
Ground Suite B	753	70
First Floor	4,461	414
Second Floor	4,456	414
Third Floor	2,884	268
TOTAL	15,467 sqft	1,437 sqm

AMENITIES:

- PRELIMINARY MARKETING
- FULLY REMODELLED GRADE A+ OFFICES
- STATE OF THE ART CHANGING FACILITIES
- POTENTIAL HEAD QUARTER BUILDING
- 15, 467 SQFT WITH THREE TERRACES
- SECURE BIKE STORAGE + 27 CAR SPACES

LEASE:

New Lease. Terms to be agreed

RENT: Upon Application

VAT: VAT will be applicable

SERVICE CHARGE: TBC

RATES PAYABLE: To be assessed

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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