







## 16 The Quadrant, Richmond Upon Thames TW9 1BP

### TO LET

Area: (184M<sup>2</sup>) | Rent: Upon application |

	<b>Location</b> Central Richmond Location		<b>Natural Light</b> Excellent Natural Light		<b>Tube</b> Moments from Richmond Station		<b>Area</b> 1,979 sq ft
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#### LOCATION:

Richmond is a highly affluent town located some 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport via the M3 and M4 highways. The property is conveniently situated moments from Richmond Station and in the immediate vicinity of a selection of major retailers such as Sainsburys, Costa Coffee, JoJo Maman Bebe and Paul.

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### DESCRIPTION:

Forming part of an attractive Victorian parade, the property comprises three floors of well configured, self contained office accommodation. Benefitting from excellent natural light the premises include WC facilities and are accessible via a private entrance to the rear.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
First Floor	686	64
Second Floor	686	64
Third Floor	607	56
<b>TOTAL</b>	<b>1,979 sqft</b>	<b>184 sqm</b>

### AMENITIES:

- Attractive Victorian facade
- WC facilities
- Good internal layout
- Private access
- Excellent natural light

**LEASE:** A new lease offered, the terms of which are to be agreed.

**RENT:** Upon application

**VAT:**

**SERVICE CHARGE:** N/A

**RATES PAYABLE:** According to the VOA the rateable value is £23,000.

**EPC:** Available upon request.

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

### CONTACT:



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