



First Floor Suite, Holbrooke House, 34-38 Hill Rise, Richmond Upon Thames TW10 6UA

FULLY SERVICED, SELF CONTAINED, GROUND FLOOR OFFICE

TO LET

Area: 877 (81M²) | Rent: POA |



Air Conditioning
Comfort cooling and heating



Location
Highly desirable location



Meeting Rooms
Private meeting room



Showers
WC and shower facilities

LOCATION:

Richmond is a highly affluent town located some 9 miles South West of Central London and has excellent rail links to London via the Underground and Overground lines as well as the Southwest Trains service, with a direct train to Waterloo in under 20 minutes. London and Heathrow are also easily accessible via the M3 and M4 motorways respectively. The property is located at the bottom of Richmond Hill at the junction where Hill Rise meets Petersham Road. Local amenities include: Nandos, Kapucin, Addesso, The Ivy and Antipodea.

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DESCRIPTION:

Quality, first floor office accommodation within a distinguished landmark building on Richmond Hill. Having undergone full refurbishment to Grade A standard the suite is offered on 'all-inclusive' terms and includes a private meeting room and WC and shower facilities.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
First Floor	877	81
TOTAL	877 sqft	81 sqm

AMENITIES:

- Comfort cooling
- WC and shower facilities
- Fitted kitchen
- Cat 5 wiring
- Wood effect flooring
- Perimeter trunking

LEASE: A new lease offered, terms to be agreed.

RENT: POA

VAT: TBC

SERVICE CHARGE: All-inclusive

RATES PAYABLE: All-inclusive

EPC: Available upon request.

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

CONTACT:



Julius de Mattos
07969 395767
jdemattos@stirlingshaw.co.uk



Andy Shaw
07498 854767
ashaw@stirlingshaw.co.uk

