



## 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 (81M<sup>2</sup>) | 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
<b>TOTAL</b>	<b>877 sqft</b>	<b>81 sqm</b>

### 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:



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