



## Shearwater House, 21 The Green, Richmond TW9 1PX

*Quality Office Accommodation on Richmond Green*

### TO LET

Area: 2,010 sq ft (187M<sup>2</sup>) | Rent: POA |



**Availability**  
Available  
immediately



**Location**  
Prime central  
Richmond location



**Parking**  
Underground  
parking



**Kitchen**  
Fully fitted kitchen  
and breakout  
space

#### LOCATION:

Richmond is a highly affluent destination town located some 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport via the Underground, Overground and Southwest Train lines and the M3 and M4 highways. The property is ideally situated on Richmond Green, minutes from Richmond Station, the River Thames and a host of major retailers on George Street including: Marks & Spencer, Ole & Steen, H&M and Whole Foods.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)



## Shearwater House, 21 The Green, Richmond TW9 1PX

### DESCRIPTION:

The premises comprise open plan, quality office accommodation on the second floor of Shearwater House, a prestigious office building on Richmond Green. The Grade A building boasts an impressive entrance and reception area with communal outside space and secure bike storage. The floor benefits from lift access and excellent internal configuration, equipped with raised floors, air-conditioning a fully fitted kitchen/breakout space, a private meeting room and WC/shower facilities.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Second Floor	2,010	187
<b>TOTAL</b>	<b>2,010 sqft</b>	<b>187 sqm</b>

### AMENITIES:

- Underground parking
- Communal outside space
- Private meeting room
- Impressive entrance and reception area
- Fully fitted kitchen and breakout space
- Air-conditioning

**LEASE:** Details upon application.

**RENT:** POA

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** The rateable value according to the VOA is: £67,500.

**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

