



Ground Floor, Holbrooke House, 34-38 Hill Rise, Richmond TW10 6UA

FULLY SERVICED, SELF CONTAINED, GROUND FLOOR OFFICE

TO LET

Area: 2,274 sq ft (211M²) | Rent: POA |

- | | | | | | | | |
|--|--|---|--|---|---|---|------------------------------------|
|  | Air Conditioning Comfort cooling and heating |  | Boardroom Boardroom / meeting room |  | Location Desirable town centre location |  | Area Approx. 2,917 sq ft |
|--|--|---|--|---|---|---|------------------------------------|

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, ground 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 communal kitchen and breakout space and WC and shower facilities.

FLOOR AREA:

| FLOOR | AREA SQFT | AREA SQM |
|--------------|-------------------|----------------|
| Ground Floor | 2,274 | 211 |
| TOTAL | 2,274 sqft | 211 sqm |

AMENITIES:

- Private meeting room
- 3x WCs plus Shower
- Air-conditioning
- CAT 5 wiring
- Solid wood flooring
- Video entry system

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

RENT: POA

VAT: Applicable.

SERVICE CHARGE: Inclusive.

RATES PAYABLE: Inclusive.

EPC: Available upon request.

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

CONTACT:



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