



# Stirling Shaw

Real Estate Consultants

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## 2nd Floor, 9-11 The Quadrant, Richmond TW9 1BP

*Fully Refurbished 'Plug and Play' Office Suite*

### TO LET

Area: 1,507 sq ft (140M<sup>2</sup>) | Rent: POA |



**Air Conditioning**  
Air conditioning



**Location**  
Located minutes  
from Richmond  
Station



**Natural Light**  
Excellent natural  
light



**Meeting Rooms**  
Private meeting  
room

#### 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. Moments from Richmond Green and surrounded by a host of major retailers such as Whole Foods, Waitrose, Joe and the Juice and Leon, the building is positioned in the heart of the town at the major junction connecting Richmond's George Street and The Quadrant.

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### DESCRIPTION:

Having undergone full refurbishment the premises comprise well-configured, self-contained office accommodation, offered as 'plug and play' with a full furniture package available. Amenities include: WC facilities, fully fitted kitchen and breakout space, LED lighting, perimeter trunking, air-conditioning and a private meeting rooms.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Second Floor	1,507	140
<b>TOTAL</b>	<b>1,507 sqft</b>	<b>140 sqm</b>

### AMENITIES:

- Full furniture package offered
- LED lighting
- Air-conditioning
- Fully refurbished office space
- Perimeter trunking
- Private meeting rooms

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

**RENT:** POA

**VAT:** TBC

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** According to the VOA the rateable value is £41,000.

**EPC:** Available upon request.

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

### CONTACT:



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