



## One Victoria Villas, Richmond TW9 2GW

*Contemporary Office Accommodation*

**FOR SALE**

**Area: 1,760 FT<sup>2</sup> (164M<sup>2</sup>) | Price: POA|**



**Air Conditioning**  
A/C and heating  
split system



**Meeting Rooms**  
Private meeting  
rooms



**Parking**  
x2 parking spaces

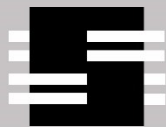


**Kitchen**  
Kitchen and  
male/female WC  
facilities

### LOCATION:

Richmond is a highly affluent town located some 9 miles from Central London and has excellent road and rail links to both London via Underground, Overground and National Rail lines and Heathrow Airport via the M3 and M4 highways. The property is situated just off Lower Mortlake Road, minutes from North Sheen Station (direct line to Waterloo) and within a 10 minute walk of Richmond Station, the town centre amenities and Old Deer Park, which are all also accessible via a designated cycle route.

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



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### DESCRIPTION:

Victoria Villas is a contemporary mixed-use scheme constructed circa 2005 by Huf Haus of Germany. The available accommodation is situated on the ground floor benefiting from excellent natural light and is predominantly open plan with plenty of scope for re-configuration. Other amenities include: raised floors, full height glazing, electric window blinds, lift access, air conditioning, private meeting rooms, kitchen and WC facilities, phone entry system and x2 parking spaces. There is also potential for a change of use to residential, subject to planning.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,760	164
<b>TOTAL</b>	<b>1,760 sqft</b>	<b>164 sqm</b>

### AMENITIES:

- x2 parking spaces
- Air conditioning
- Lift access
- Full height glazing
- Raised floors
- Private meeting rooms

### TENURE:

999 year lease at a ground rent of £100 per annum.

**PRICE:** POA

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** Upon application.

**EPC:** Available upon request.

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

### CONTACT:



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