

1 GEORGE STREET

RICHMOND

TW9 1JY



KNOOPS

STUNNING COMMERCIAL OFFICES TO LET

- **Highly Prominent Town Centre Location**
- **Immediate access to George Street and Richmond Riverside**
- **Stunning new offices suites on 1st, 2nd and 3rd floor with self-contained entrance**
- **Winter Garden on 3rd Floor with Hill Street views**
- **Fully fitted character offices with furniture packages and design options**

AVAILABLE SUMMER 2023 ON A PRE-LET AGREEMENT

Location:

The property is located at the junction of George Street, Hill Street and Red Lion Street. It provides unrivalled access to all the retail conveniences of Richmond Town Centre whilst being within a moments' walk of Richmond Riverside. Nearby occupiers include The Ivy and a wealth of national and boutique retailers.



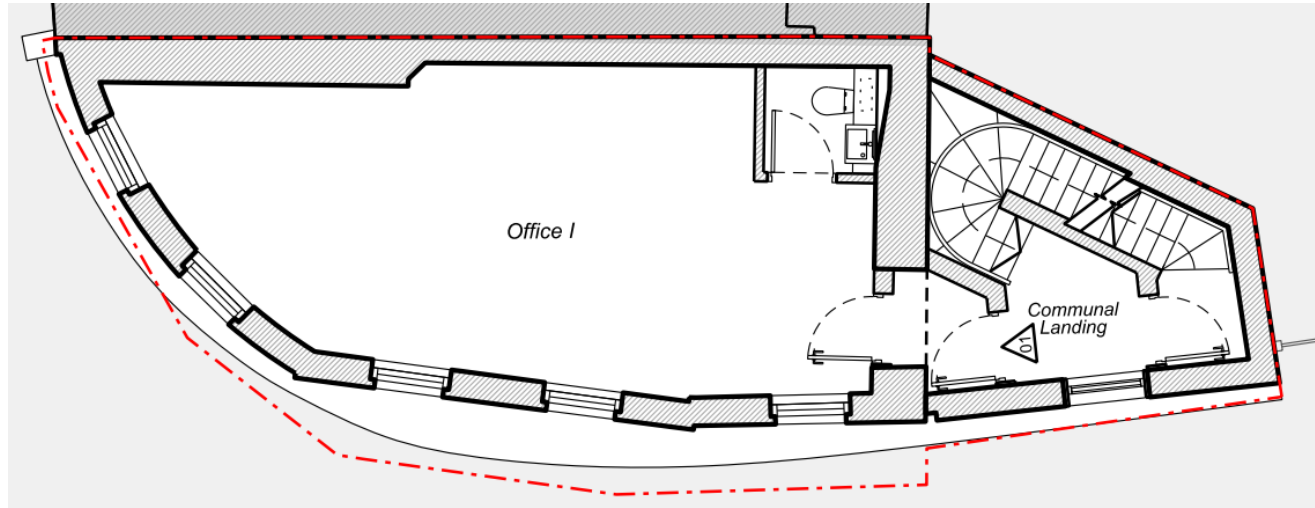
Description

The property comprises self-contained office suites within an attractive period building. Accessed via a reception entrance off Red Lion Street, the property will provide designer office suites on 3 floors. Each suite will be accessed off the main stair core and will provide stunning, fully fitted, plug and play offices. Flooded with natural light from the large sash window, the offices will be uniquely designed to combine the convenience of a modern office with the character and charm of a period office. Key features will include exposed brickwork and wooden beams, LED/ mood lighting, fully fitted kitchenette, w/c wood flooring and air conditioning.

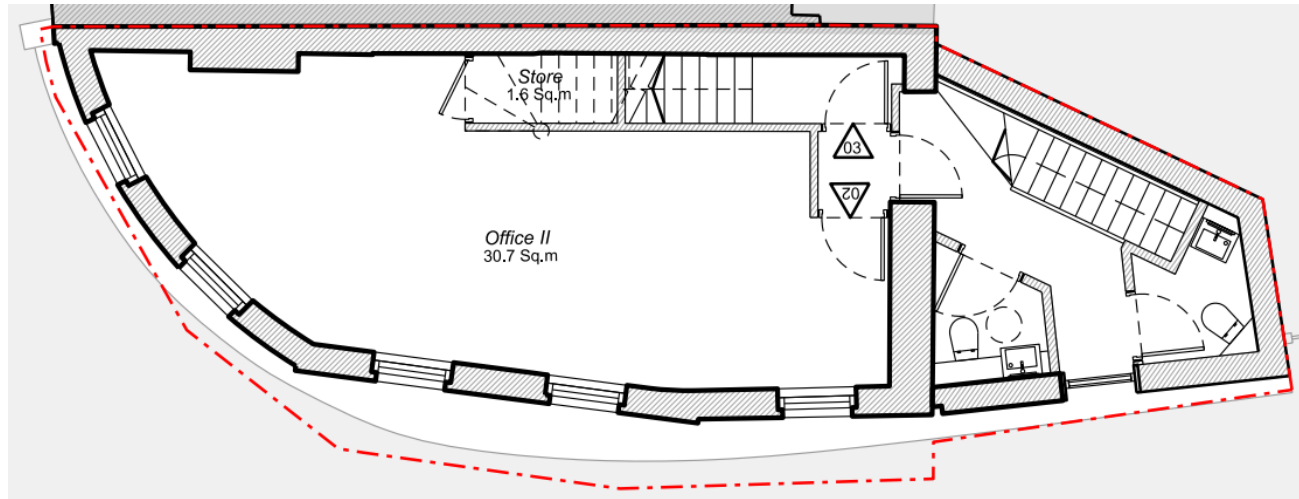
| Accommodation: | | Sq Ft | Sq M |
|-----------------------|-----------------------|--------------|---------------|
| Ground Floor | Entrance | | |
| First | Offices | 372 | 34.60 |
| Second | Offices | 330 | 30.70 |
| Third | Offices/Winter Garden | 379 | 35.20 |
| TOTAL | | 1,082 | 100.50 |

Sample Floor Plans:

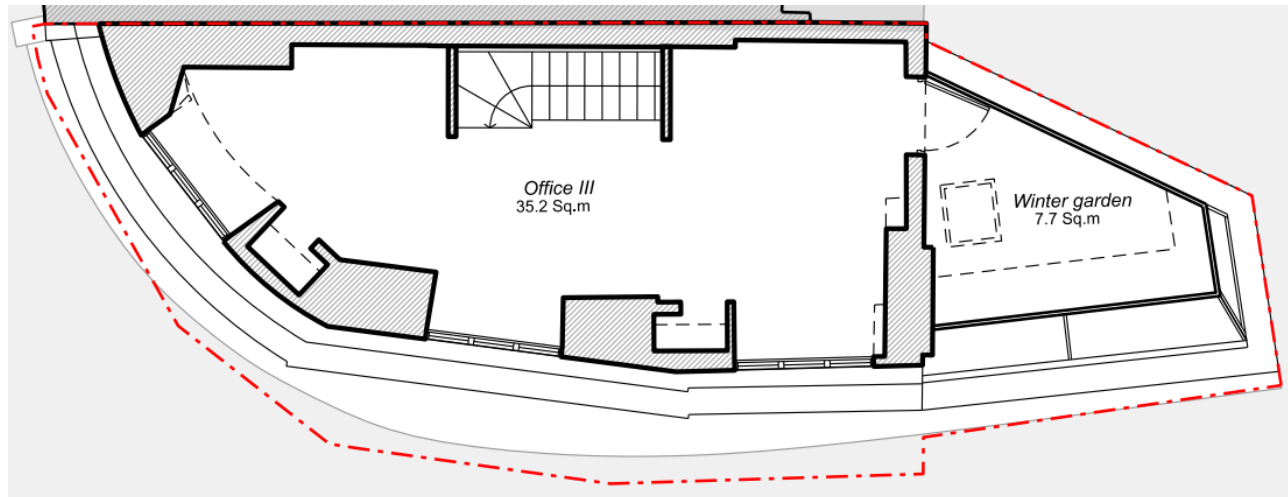
First:



Second:



Third:



Proposed Lease / Tenancy:

The suites are available to let individually or as a whole, providing a unique headquarter location.

Lease terms will be structured to provide 'Plug and Play' offices to minimise set up costs and management.

Pre Let options are available by way of an Agreement to Lease, subject to final completion

Rent:

Upon Application

To register your interest in this unique letting opportunity please contact:

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Director

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