

TO LET

15.5 SQ.M (167 SQ. FT) - 69.7 SQ. M (750 SQ. FT)

FIRST FLOOR, 1 HILL RISE, RICHMOND, SURREY TW10 6UQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FULLY REFURBISHED OFFICE SUITE**
- **FABULOUS RIVER VIEWS**
- **RENT INCLUDING SERVICE CHARGE**
- **MAY SPLIT TO PROVIDE 1 OR 2 PERSON OFFICE WITH SHARED USE OF FACILITIES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

FIRST FLOOR, 1 HILL RISE, RICHMOND TW10 6UQ

LOCATION

The property is situated in a prime position on Hill Rise at the top of Richmond Bridge in the heart of the town centre and Close to the banks of the River Thames. Richmond is one of the most desirable locations in West London offering extensive retail outlets and restaurants as well as excellent transport links.

Richmond station is under half a mile providing services direct to London Waterloo and central London via the underground (District Line).

DESCRIPTION

The available office suite is located on the first floor of this listed building with an entrance from Hill Rise and river views. The suite currently has 2 separate offices, which could be inter connected, kitchen/ rest room, understairs store and WC.

The offices have recently undergone a full refurbishment to a very high standard and benefits from a well fitted kitchenette and WC, timber flooring and carpeting throughout, electric heating, intercom, inset spot lighting to offices, movement sensitive lighting to hallways and perimeter trunking.

ACCOMMODATION

The suite has an approximate gross internal floor area of :-

69.7 sq. m (750 sq. ft)

The suite could be divided to provide a 1 or 2 person office with shared use of kitchen and WC facilities. Further details upon request.

TENURE

Available on a new lease for a term to be agreed.

RENT

£30,000 per annum inclusive of service charge.

Service charge will include electricity, water and cleaning of the communal areas.

The tenant will be responsible for business rates, and contribution to buildings insurance.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE RATING

Listed Building Exemption.

VIEWING

Strictly by appointment through Joint Sole Agents.

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