

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

FIRST AND SECOND FLOOR OFFICES TO LET

1.320 sq ft (122.63 sq m) approx.



6-8 RICHMOND HILL

RICHMOND • TW10 6QX

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

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- LOCATION:** The premises are situated in a prime position in the Richmond Hill Conservation Area, a short distance from Richmond Bridge and close to the town centre. Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies. Richmond station is located within easy walking distance, providing service to both Waterloo and London Underground (District Line).
- DESCRIPTION:** The accommodation comprises of the first and second floors of an attractive period building, arranged to provide a range of good natural light, in addition to communal WC facilities and kitchen on the 1st floor and shower room/WC on the 2nd floor.
- ACCOMMODATION:** The available accommodation comprises self-contained office suites and has the following approximate net internal areas:
- | | | |
|--------------|--------------------|--------------------|
| First floor | 770 sq ft | 71.53 sq m |
| Second floor | 550 sq ft | 51.10 sq m |
| TOTAL | 1,320 sq ft | 122.63 sq m |
- AMENITIES:**
- Kitchen
 - Shower and WC
 - Spot Lighting
 - Gas Fired central heating
- TERMS:** By way of new lease/leases, on flexible lease terms to be agreed..
- RENT:** 1st Floor: £28,000.00 per annum exclusive
2nd Floor: £20,000.00 per annum exclusive
- BUSINESS RATES:** 1st Floor: Rateable Value £14,500
Rates Payable: Approximately £5,630.00 per annum for the 2017/18 Financial Year
2nd Floor: Rateable Value £10,500
Rates Payable: Small Business Rate Relief may apply, subject to status
- SERVICE CHARGE:** 1st Floor: Approximately £4,235.00 per annum
2nd Floor: Approximately £3,025.00 per annum
- EPC:** D94.
- LEGAL COSTS:** Each party to bear their own legal and professional costs.
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
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James Gray
james@gascoignes.com

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NOTE:

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