

PROMINENT COMMERCIAL PREMISES TO LET

SUITABLE FOR ANY 'E' CLASS USE
APPROX: 1,000 sq ft WITH PARKING.



17/18 DRYDEN COURT • RICHMOND ROAD • HAM • SURREY • TW10 5LJ

LOCATION:

These 1st and 2nd floor premises are located on a popular retail parade providing local services in the affluent residential area of Ham. Other nearby tenants include a Sainsbury's Local, cafés, hairdressers, barbers, a pharmacy, a post office, off licence and number of take-away food operators etc. There are meter parking facilities in front of both parades of retail shops.

Ham is to the west of Richmond Park, close to the River Thames, with numerous railway stations being in close proximity at Teddington, Strawberry Hill, Twickenham, Kingston and Richmond.

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

T: 01483 538131

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

DESCRIPTION: There are two main offices/ rooms on the 1st Floor, together with a Kitchenette and W/C Cloakroom, with three smaller rooms on the second floor equating to just under 1,000 square feet in total (Approx: 93sq m).

ACCOMMODATION: *(all areas are approx.)*
The property currently comprises the following accommodation.

Room 1: TBC – See Plan attached for all room sizes.

Room 2:

Room 3:

Room 4:

Room 5:

WC/Cloak: Not Measured

The accommodation would suit an office user/financial institution/accountancy/ architectural practice or any other use within Class E.

TENURE: The premises are offered on new lease at flexible terms to be agreed.

VAT: The premises are NOT elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs.

BUSINESS RATES: Rateable Value: £13,250.00

Rates Payable: £6,611.75 per annum for the current 2022/23 Financial Year.

VIEWING: The premises are available to view strictly by prior appointment through the **Joint Sole Agents**.



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

Michael
Rogers
Niall Christian
Niall.Christian@michaelrogers.co.uk

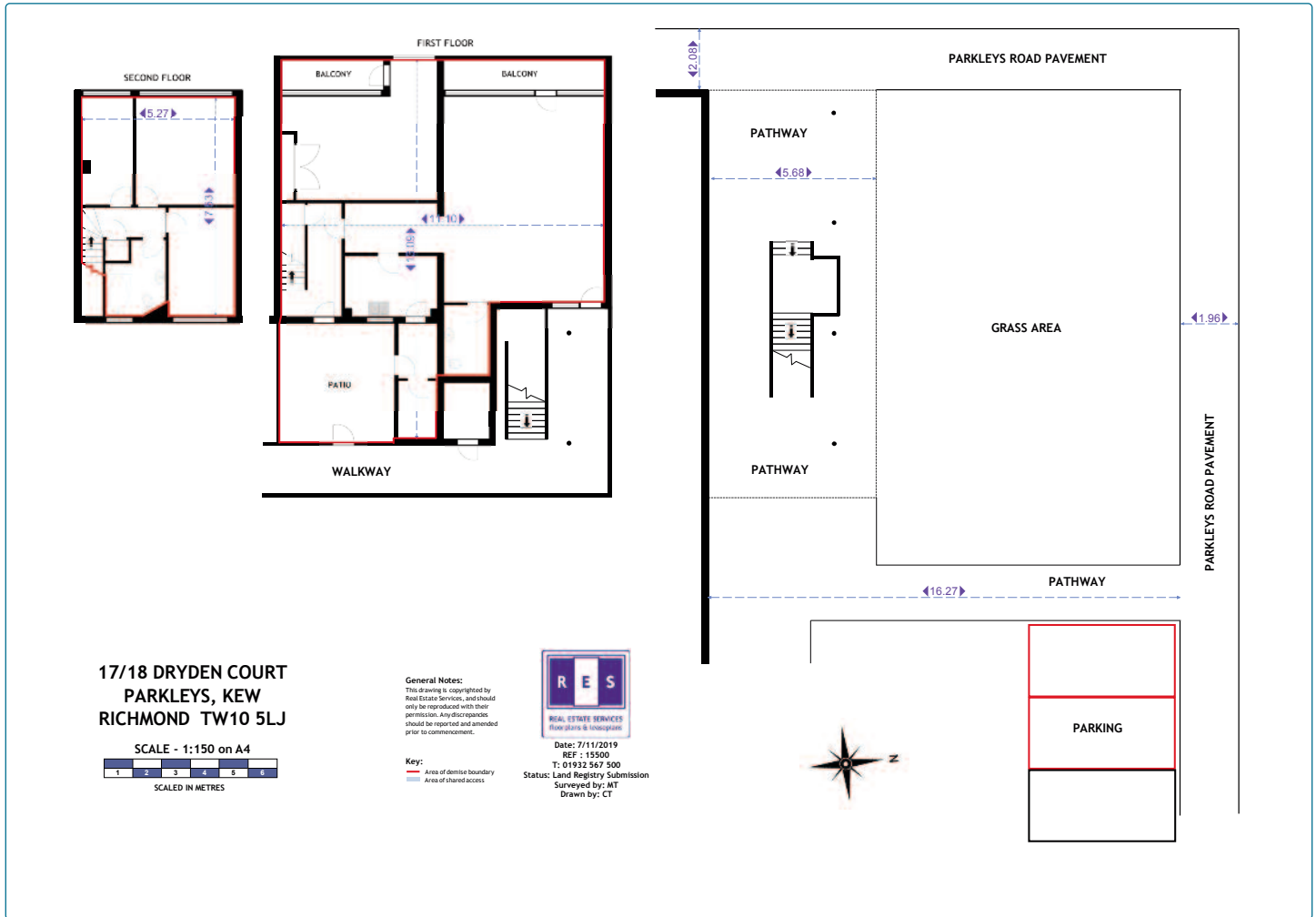
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NOTE:

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17/18 DRYDEN COURT
PARKLEYS, KEW
RICHMOND TW10 5LJ

SCALE - 1:150 on A4

1 2 3 4 5 6
SCALED IN METRES

General Notes:
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Key:
— Area of demise boundary
— Area of shared access



Date: 7/11/2019
REF : 15500
T: 01932 567 500
Status: Land Registry Submission
Surveyed by: MT
Drawn by: CT

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