



SELF- CONTAINED 1ST FLOOR REFURBISHED OFFICE

770 sq ft (71.5 sq m) approx.

TO LET



6 RICHMOND HILL

RICHMOND • SURREY • TW10 6QX

LOCATION:

The premises are situated in the Richmond Hill Conservation Area, a short distance from Richmond Bridge and close to the town centre. Richmond is an attractive commercial centre providing both rail and tube links to central London and surrounding areas in addition to a number of regular bus services.

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

T: 01483 538131 F: 01483 557549

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

6 RICHMOND HILL

RICHMOND • SURREY • TW10 6QX

LOCATION (cont'd): Richmond is also well located for access to the major road network with the Twickenham Road (A316) close by providing direct access to central London to the National Motorway Network via the M3 to the West. Heathrow Airport is easily accessible from Richmond Town Centre

DESCRIPTION: The accommodation comprises of the 1st floor of an attractive period building, arranged to provide a range of good size offices with good natural light, in addition to communal WC facilities and kitchette, on the 1st floor and shower room/WC on the 2nd floor.

AMENITIES:

- Town centre location
- Kitchenette, toilet and shower facilities
- Spot Lighting
- Gas fired Central Heating

TERMS: A new full repairing and insuring lease for a term to be agreed.

RENT: £19,250 pax

RATING: Rateable Value: £13,750.00
Rates Payable: £5,953.75 (2011/12)

VIEWING: Strictly by prior appointment through the
Joint Sole Agents:

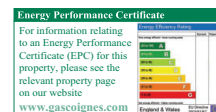


Andrew Russell
andy@gascoignes.com

Rod Walmsley
rod@gascoignes.com

Michael Rogers

Niall Christian
020 8332 7788
niall.christian@michaelrogers.co.uk



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

T: 01483 538131 F: 01483 557549

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

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.