

TO LET

47.02 SQ. M (508 SQ. FT) APPROX

1ST FLOOR 5 HILL RISE, RICHMOND-UPON-THAMES TW10 6UQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **FIRST FLOOR OFFICE SUITE**
- **FULLY REFURBISHED**
- **TOWN CENTRE LOCATION**
- **LISTED BUILDING**
- **NEW LEASE AVAILABLE**

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.

LOCATION

Situated at the bottom of Hill Rise near to its junction with Bridge Street, the self-contained office suite is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities.

Richmond station mainline and underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes.

DESCRIPTION

The available accommodation comprises ground floor entrance with first floor office accommodation. The space has recently been refurbished to provide an excellent quality office suite.

- WC
- Kitchenette
- Comfort cooling and heating
- Electric heaters
- Spotlights
- Phone entry system

ACCOMMODATION

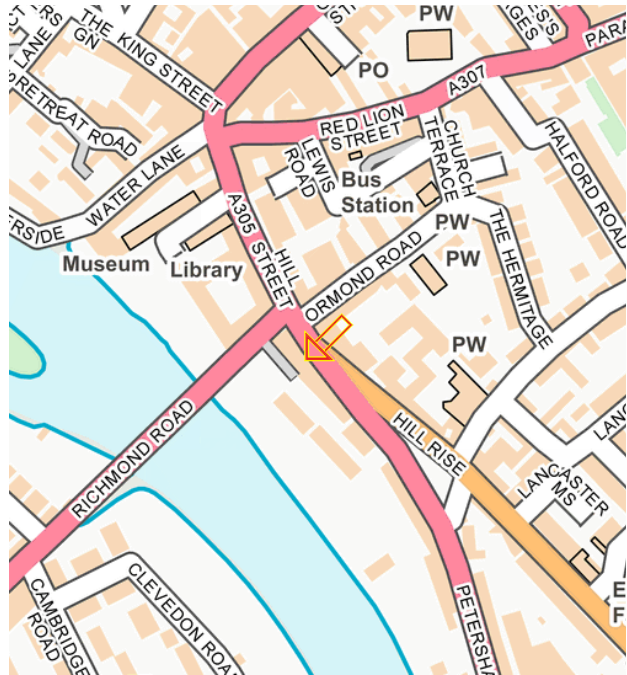
The office has the following approximate net internal floor area:

FIRST FLOOR 47.2 sq. m (508 sq. ft)

TENURE

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

RENT £19,500 per annum exclusive



BUSINESS RATES

Rateable Value: £20,250.

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: C57

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) Regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable