

020 3205 0200

eddisons.com

E Class (Gym) To Let

**Eddisons**



**FORMER MY GYM, UNIT 2 DAIRY COURT, ORCHARD ROAD, RICHMOND, TW9 4FG**

**Rent: £18.50 psf pax**

**Size: 3,730 sq ft sq ft ( 346 sq m)**

- Fitted as a Childrens Gym
- Close Bright Horizons Nursery
- Next to Majestic Fitness
- Suitable leisure or showroom/office
- 2 car spaces

## LOCATION

The Old Dairy is located on the south side of Orchard Road which leads off the Lower Richmond Road (A316) close to the junction with Sandycombe Road and next to The Sainsburys Super Store. North Sheen mainline railway station is within a few hundred meters and the premises are within a short walk to both Kew Gardens and Richmond underground (District line) and overland railway stations. Many bus routes pass along the A316, serving the local area. There is unrestricted parking in the local side streets and customer 3-hour limit parking at Sainsbury's.



## DESCRIPTION

The premises comprise part of a mixed-use residential led scheme in a location that has undergone substantial redevelopment with many new apartment buildings and ground floor retail / commercial space. Orchard Road is adjacent to Sainsbury's/Starbucks supermarket with its large customer and visitor car park.

The premises are fitted as a CHILDRENS GYM and are in good condition. There is a reception, large and small Gym areas and separate WC cubicles.



Entrance to Dairy Court  
2 car spaces available

## ACCOMMODATION

The former MY GYM, Unit 2, shown in Yellow, Approx 3,730sq ft (346 sq m) GIA

Partitioned to create a main studio, 2<sup>nd</sup> smaller unit, WC area and store room. 2 car spaces.



## AMENITIES

Childrens Gym  
2 studios  
Store room  
Air conditioning

WC accommodation  
Access raised floor  
Plastered ceiling  
Inset lighting

## TERMS

A new lease for a period by arrangement

## RENT

£18.50 per sq ft per annum exclusive.

## RATES

RV £67,500

Estimated payable £34,560.

75% relief may be available to qualifying businesses.

## SERVICE CHARGE

Service charge and building insurance premium a fair proportion.

## TIMING

On completion of legal formalities

For more information, visit [eddisons.com](http://eddisons.com)  
020 3205 0200

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## VAT

Will be charged in addition.

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## LEGAL COSTS

Each party pays own legal costs.

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## EPC

In production

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## PLANNING

E class use



Entrance

Further information and inspections are available via the landlords' sole agents Eddisons  
**(020) 3205 0200**    **Mark Belsham (07973) 372698**

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)



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