

020 3205 0200

eddisons.com

E Class (Offices) - TO LET

**Eddisons**



**Upper Floors 51a George Street Richmond TW9 1HJ**

**Rent: £35 psf pax**

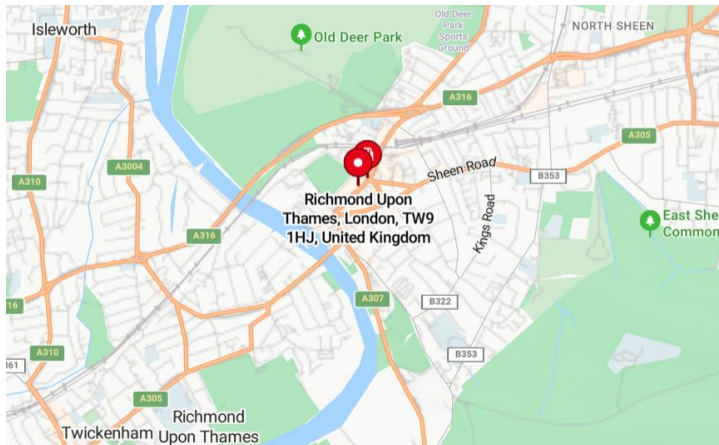
**Size: Size 3,556 sq ft**

- Self Contained.
- Prime central location.
- Fitted for easy occupation.
- Character offices or E class space.

## LOCATION

Richmond is located approximately 8 miles ((13 KM)) Southwest of central London and is well served by a mainline railway station with up to 8 trains an hour into London Waterloo (19 minutes) and London underground ground district line.

Excellent link to the road network, junction 1 of the M4 is 2.8 miles (4.5 KM) and junction 1 of the M3 is 6.2 miles (10 KM) to the southwest. Heathrow is 11 miles (18 KM) to the West.



## DESCRIPTION

The property is located in the heart of Richmond on George Street just a short walk from the main railway station. George Street is the prime pitch being directly opposite Tesco Metro. Other occupiers locally include Whole Foods and many High Street brands.

The first and second floor offices with private entrance on George Street and offer a self-contained environment.

The first floor is fitted mostly to open plan with reception, meeting rooms and galley kitchen.

The second floor has an open plan area and two further meeting rooms/offices.

The premises are attractively fitted with suspended ceiling with integral lighting, perimeter trunking, carpeting and offer character office accommodation.

## AMENITIES

Self Contained  
Entry phone system  
Central Heating  
Private WC facilities  
Fitted Kitchen and break out area  
Partitioned offices

## ACCOMMODATION

First floor approximately 2,631 ft.<sup>2</sup>  
Second floor approximately 925 ft.<sup>2</sup>  
**Total approximately 3,556 ft.<sup>2</sup> (330.36 sqm)**



## PLANNING

Currently used as B1 Offices suitable for other E class uses.

## TERMS

A new lease on terms to be agreed.

## RENT

£35 per sq ft per annum exclusive.

## RATES

London Borough of Richmond upon Thames

RV totals £88,500

Esitimated payable £48,321

All interested parties to verify the amount payable by ditect enquiry to the local authority.

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.

**Eddisons**

## SERVICE CHARGE AND INSURANCE

On application

## VAT

Will be charged in addition.

## TIMING

Immediate on completion of legal formalities

## LEGAL COSTS

Each party pays own legal costs.

## EPC

D

## ADDITIONAL INFORMATION



## INSPECTIONS AND INFORMATION

By appointment through sole agents

**Eddisons 020 3205 0200**

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

**Mark Belsham 07973 372 698**

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.

**Eddisons**