

26-30 PARADISE ROAD, RICHMOND  
TW9 1SE



**Preliminary Details – Coming Early 2024**

Contemporary Town Centre Workspace  
1,539 – 10,929 sq ft  
TO LET



For further information please contact:

**Chris Bulmer**

T: 020 7629 5456 M: 07917 526 855

E: [chrisbulmer@brayfoxsmith.com](mailto:chrisbulmer@brayfoxsmith.com)

**Clare Lane**

T: 020 7629 5456 M: 07866 622 013

E: [clarelane@brayfoxsmith.com](mailto:clarelane@brayfoxsmith.com)

[brayfoxsmith.com](http://brayfoxsmith.com)

## LOCATION

26-30 Paradise Road is situated in a prominent position on the corner of Paradise Road at its junction with Eton Street.

The building is within 5 minutes walk of Richmond Station which provides rail (direct service to London Waterloo – fastest journey time 19 minutes), Overground and Underground (District Line) connections. Richmond is an affluent South West London borough which is already home to a number of major office occupiers; attracted by the excellent transport links, abundance of retail, leisure, café, bar and restaurant options, and the greenspaces of Richmond Park and Kew Gardens to name a few.

## DESCRIPTION

The property will shortly undergo a full refurbishment to provide contemporary, high specification workspace. The available accommodation provides to following approximate net internal floor areas:

## AVAILABILITY

Floor & Building	SQ FT	SQM
Third Floor	1,539	143
Second Floor	2,503	232.5
First Floor	2,490	231.3
Ground Floor	2,164	201
Reception	263	24.4
Lower Ground	1,970	183
<b>TOTAL</b>	<b>10,929</b>	<b>1,015.2</b>



## SPECIFICATION

- Newly refurbished office space
- New prominent entrance and reception
- New M&E
- New secure cycle storage
- Targeting EPC 'B'

## TERMS/RENT

New lease(s) from the Freeholder for a term by arrangement. Rent - upon application.

## SERVICE CHARGE

Upon Application

## BUSINESS RATES

Upon Application

For further information please contact:

**Chris Bulmer**

T: 020 7629 5456 M: 07917 526 855

E: [chrisbulmer@brayfoxsmith.com](mailto:chrisbulmer@brayfoxsmith.com)

**Clare Lane**

T: 020 7629 5456 M: 07866 622 013

E: [clarelane@brayfoxsmith.com](mailto:clarelane@brayfoxsmith.com)

2<sup>nd</sup> Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP  
T: 020 7629 5456

[brayfoxsmith.com](http://brayfoxsmith.com)