

AVALON HOUSE  
72 LOWER MORTLAKE ROAD  
RICHMOND TW9 2JY



**High quality office suite to let**  
**5,764 sq ft (535.4 sq m) approx.**  
**with 6 on-site car parking spaces**



For further information please contact:

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# AVALON HOUSE

## 72 LOWER MORTLAKE ROAD

### RICHMOND TW9 2JY

#### LOCATION

Avalon House is situated on the south side of the A316 (Lower Mortlake Road) approximately 500 metres from the main roundabout junction leading into Richmond town centre. The A316 provides direct access to Central London, just 10 miles away, and leads to the M3 and the national motorway network. The M25 is approximately 12 miles away (junction 12), the M3 (junction 1) 5 miles away. Heathrow Airport is approximately 7 miles to the North West.

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

Avalon House, built in 2000, provides flexible, high quality office accommodation within a modern, self-contained three-storey building. The available accommodation provides the following approximate net internal floor area:

Floor	sq ft	sq m
Part second & third floor	5,764	535.4
<b>Total</b>	<b>5,764</b>	<b>535.4</b>

#### SPECIFICATION

- On-site car parking (6 spaces - an excellent 1:960 sq ft ratio for Richmond)
- Air Conditioning
- Suspended ceilings with Cat II Lighting
- Fully accessible raised floors
- 2 Passenger Lifts
- Secure cycle storage

#### TERMS / RENT

Sublease available until 15/04/2025. Rent - upon application.

#### SERVICE CHARGE

Upon Application.

#### BUSINESS RATES

Rateable Value - £130,000

Rates Payable - £11.99 per sq ft (2021/22)

(Prospective tenants are advised to make their own enquiries with the Local Authority).

#### LEGAL COSTS

Each party to bear their own legal costs.

#### VIEWING

By appointment through the sole agents.

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