

London TW9 – 2<sup>nd</sup> Floor Office, 3 The Quadrant, Richmond TW9 1BP  
Office Unit to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# London TW9 – 2<sup>nd</sup> Floor Office, 3 The Quadrant, Richmond TW9 1BP

## Office Unit to Rent



### Property Features:

- Comprises self-contained office unit
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Located in the heart of Richmond Town Centre
- Occupiers close by include Oliver Bonas, Sweaty Betty, Itsu, Mountain Warehouse, Nationwide, Jigsaw and Marsh & Parsons amongst many others.

### Property Description:

Comprises self-contained office unit, accessed from the main street and providing the following accommodation and dimensions:

Second Floor: 50 sq m (538 sq ft)

Open plan office, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation  
Offers in excess of: £384.62 + VAT per week (PCM: £1,666.66 + VAT)  
Deposit: £5,000 (3 Months)

### Rateable Value:

Rateable Value - £12,250 p.a.

Rates Payable - £600\* p.a.

\*Note - Small business rates relief available (subject to terms)



### Location:

Richmond upon Thames is a very popular and affluent district bordering the River Thames between Putney and Twickenham, some 10 miles south-west of Central London. This town benefits from excellent road communications being on the A316 which links Central London with the A3/M25 Motorway Richmond Underground (District Line), Overground and Rail stations are approx 210m to the north of the property. The property is situated in the town centre on the west side of The Quadrant, at its junction with Duke Street, in an established trading location. Occupiers close by include Oliver Bonas, Sweaty Betty, Itsu, Mountain Warehouse, Nationwide, Jigsaw and Marsh & Parsons amongst many others.

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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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