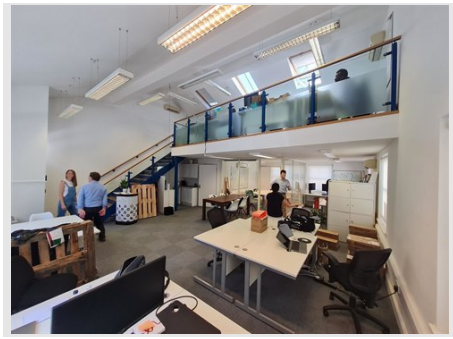
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

STEEL HOUSE, 13-17 PRINCES ROAD, RICHMOND UPON THAMES, TW10 6DQ



SUMMARY

- **960 sq ft (89.22 sq m)**
- **Modern Self-Contained Office**
- **Close Proximity to Richmond Station**
- **To Let**
- **Rent: Upon application**
- **The premises are available from the end of December 2024 and are offered subject to a new lease.**

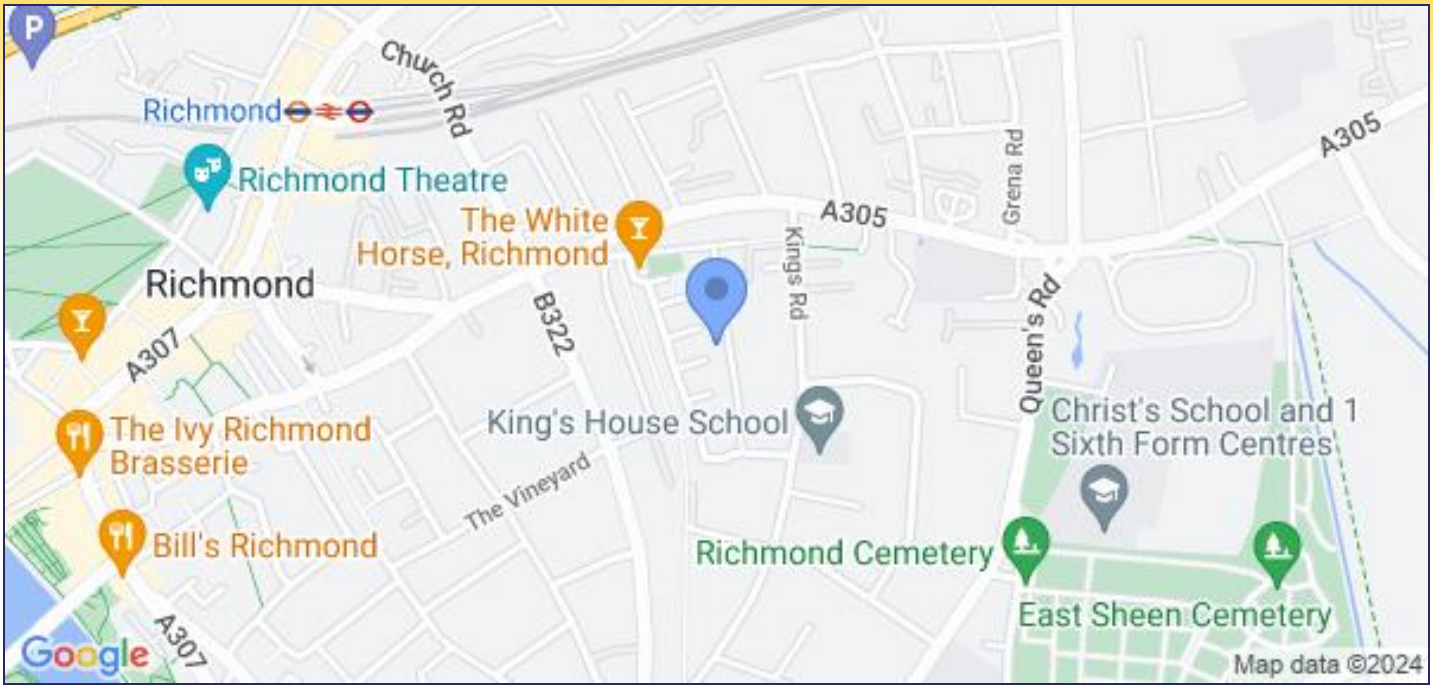
AMENITIES

- **Air-conditioning**
- **Central heating (air source heat pump)**
- **Kitchenette**
- **Mezzanine level**
- **Parking (2 spaces)**
- **Perimeter trunking**
- **WC facilities**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is a highly affluent town located some 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport via the M3 and M4 highways. The premises are situated a short walk from Richmond Town Centre and Station. Local amenities include Whole Foods, Gail's Bakery, Waitrose and The White Horse and Red Cow Pubs.

DESCRIPTION

Steel House is part of the Alexander Place development on Princes Road. This attractive period style building was built in 2006 and won an award for good design from The Richmond Society.

ACCOMMODATION

The premises comprise bright and spacious office accommodation arranged over ground and mezzanine levels with perimeter trunking, air conditioning, central heating, kitchenette/ WC facilities. Two parking spaces are also included.

FLOOR	SIZE
Ground Floor	725 sq ft (67.38 sq m)
Mezzanine	235 sq ft (21.84 sq m)
Storage	288 sq ft (26.77 sq m)
Total	**1,248 sq ft (116 sq m)**

LEASE / TERM

The premises are available from the end of December 2024 and are offered subject to a new lease.

RENT

Upon application

RATES

The property is listed on the VOA website as having a rateable value of £29,000 and the estimates rates payable are £14,222.

VAT

VAT is applicable

SERVICE CHARGE

Upon application.

EPC RATING

C

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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Property Ref: 4788. Date: 2024