

## 34 HILL STREET RICHMOND-UPON-THAMES

651 sq ft (60.48 sq m) approx



### ADDRESS

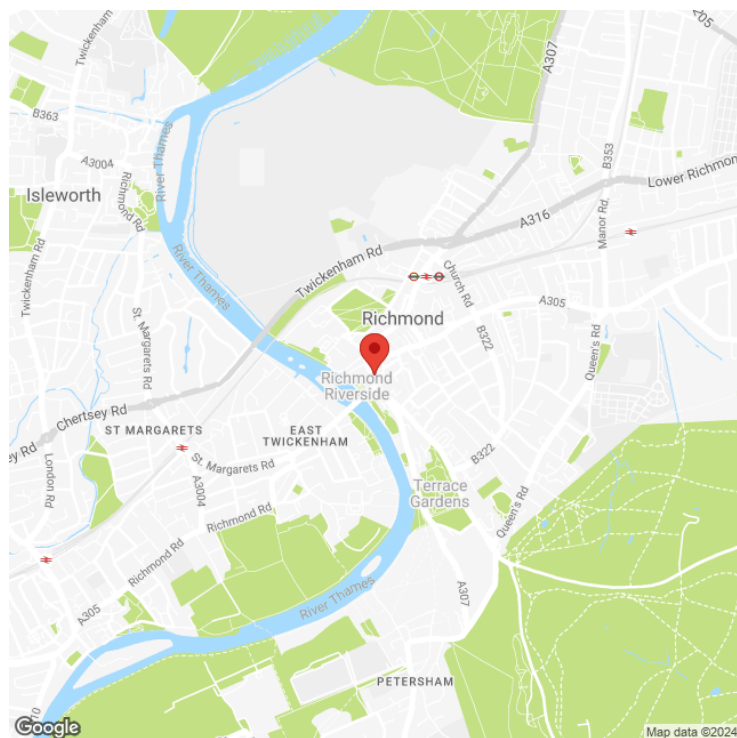
34 Hill Street  
Richmond  
TW9 1TW

### DESCRIPTION

**Town Centre Offices To Let** The property is prominently located directly opposite the highly acclaimed Richmond Riverside development. The available accommodation benefits from being in the heart of this historic Thameside town with close proximity to good shopping and a multitude of excellent restaurants. Richmond station is within easy walking distance providing services to London Waterloo, Overline and London Underground (District Line).

The premises comprise the third floor of an attractive Victorian brick-built property. The accommodation benefits from its own WC, shower and kitchen. EPC Rating D-95

Dated: 27/07/2024



## SPECIFICATION

- Air cooling
- Timber floor
- Entry phone system
- Gas central heating
- Kitchen
- Shower
- Spotlights
- WC

<b>Tenure</b>	Leasehold. Available on a new lease for a term to be agreed.
<b>Rent</b>	£25,000 per annum inclusive of service charge. Electricity costs are invoiced following monthly meter readings
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £13,250
<b>Size</b>	651 sq ft (60.48 sq m) approx

## CONTACT

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Dated: 27/07/2024

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