

TO LET



3 WATER LANE, Richmond upon Thames TW9 1TJ

Quality Modern Offices

5,749 sq ft (534 sq m) approx

Michael Rogers
michaelrogers.co.uk

3 WATER LANE, Richmond upon Thames T29 1TJ

Quality modern offices 5,748 sq ft (534 sq m) approx

Michael Rogers

VIEWINGS – 01732 740000

Mike Lewis t : 01732 227902

e : mike.lewis@michaelrogers.co.uk

RENT : On application

LOCATION

Richmond is a prosperous suburb some 12.8 km south west of London. Richmond benefits from excellent road communications being situated on the A316 dual carriageway which links with the M3 at Sunbury to the south west and the A4 at Chiswick to the north east, which in turn provides access into the centre of London. Heathrow airport lies approximately 12.8 km (8 miles) to the west. Richmond station provides direct access by rail to London (Waterloo) with a fastest journey time of 16 minutes. Richmond Underground (District Line) provides travel into London taking approximately 30 minutes.

The property is located on Water Lane, which runs from George Street in the heart of Richmond town centre. The building is within 100 metres of the River Thames with access to the leisure facilities of Richmond Riverside. The building is also home to the Curzon Cinema, Richmond.

ACCOMMODATION

The available accommodation of 5,748 sq m (534 sq m) is on the second floor of the building.

RATES / SERVICE CHARGE

Upon application

TENURE

New effective full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

C - 66

DESCRIPTION

3 Water Lane is a modern, prominent office building arranged over ground and three upper floors.

AMENITIES

- Air-conditioning
- Underfloor trunking
- Suspended ceilings with recessed lighting
- Male / Female WCs
- Secure cycle storage and showers
- Car parking (by separate arrangement)

TENURE

New effective full repairing and insuring lease for a term to be agreed.



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ