

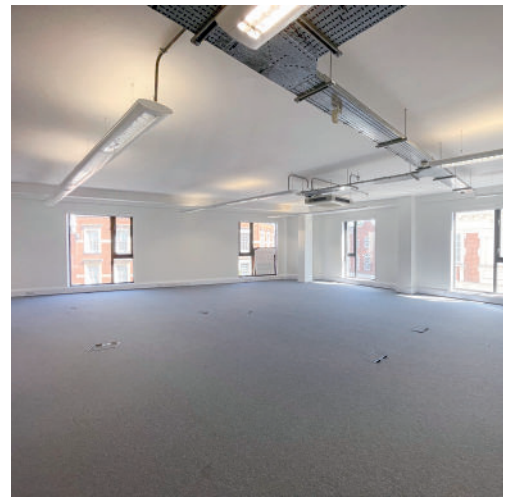
# Water lane building

83/84 GEORGE ST  
RICHMOND, TW9 1HE

OFFICE TO LET FROM  
1,854 TO 6,699 SQ FT  
IN RICHMOND  
TOWN CENTRE





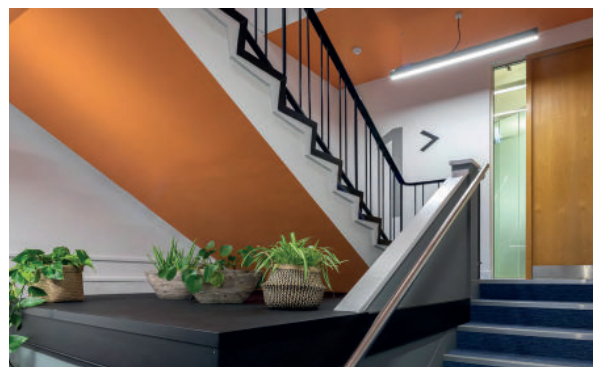


Water Lane Building is a self-contained office on, first, second and third floors. The general finish includes exposed air conditioning cassettes, ducting and exposed cable track.

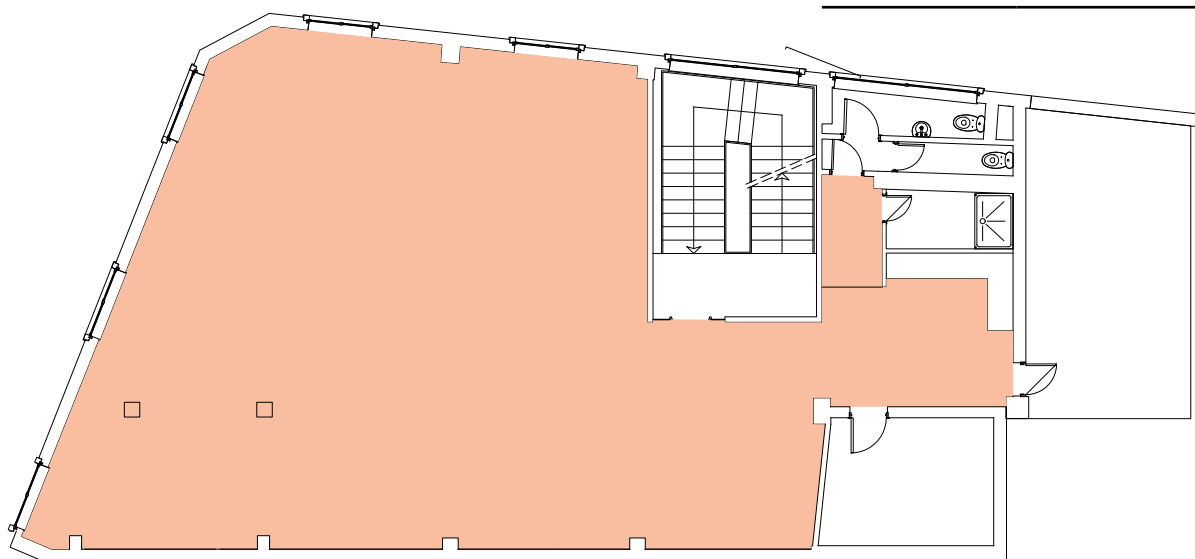
**Quality town centre  
commercial premises**  
**1,854 sq ft - 6,699 sq ft**



- Comfort cooling and heating
- Kitchen facilities on each floor
- Male and female W/C's
- Shower
- Cat 5E cabling
- Raised floor
- Ceiling mounted track for cabling
- Alarm
- Door entry system
- Cable hung lighting



Floor	sq ft	sq m
First	2,655	246.70
Second	2,190	203.50
Third	1,854	172.21
Total	6,699	622.41



Indicative floor plan. Not to scale.







## Location

Water Lane Building is located in a prime position in the heart of the town centre, on Richmond's main shopping street. The property is situated on a prominent corner location and is approached from George Street with a separate entrance on Water Lane.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond station is located within easy walking distance, providing service to both Waterloo. Overground and London Underground (District Line).

Train 	Mins	Bus 	Mins
Clapham Junction	8	George Street	1
Willesden Junction	17	Richmond	5
Waterloo	18	Hill Rise	6
Wimbledon	22		

## Rent

Upon application.

## EPC

D (90)

## Terms

The property/floors are available on new lease/leases for terms by arrangement.

## Legal Costs

Each party to bear their own legal costs.

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