

TO LET

2 THE GREEN, RICHMOND TW9 1PL

Refurbished Period Building with garden

4,104 sq ft (381.3 sq m) approx.

Michael
Rogers
Commercial
Building
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020 8332 7788
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RENT | Upon Application

LOCATION

The building is located on the south-east side of Richmond Green within proximity of the town centre and station.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

Communications are excellent with the A316 providing access to the major motorways, central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station (National Rail, Overline and Underground (District Line)).

DESCRIPTION

2 The Green, Richmond is Grade II listed and is 18th Century, being rendered in the 19th Century.

The property has been comprehensively refurbished.

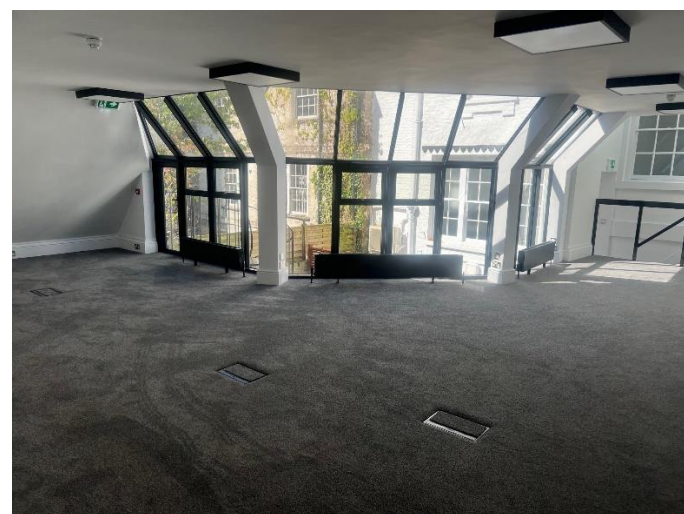
There are amazing views across Richmond Green. The entrance is via a Roman Doric porch. There are square headed windows with 19th Century sashes and retaining glazing bars. The building is arranged over basement, ground and two upper floors with each floor divided into several rooms. There is a rear garden.

AMENITIES

- Self-contained building
- Comfort cooling & heating
- LED
- Central heating
- Underfloor & perimeter trunking
- Kitchen
- WCs
- Shower
- Fully carpeted
- Original fireplaces
- Alarm
- BT Openreach
- Storage
- Comms Room
- Stunning views

ACCOMMODATION

Floor	Sq ft	Sq M
Basement	195	18.1
Ground Floor	1,479	137.4
First Floor	1,582	147.0
Second Floor	848	78.8
Total approx	4,104	381.3



TERMS

The premises are being offered on a new full repairing and insuring lease for a term by arrangement.

RENT

Upon application.

EPC

Upon application.

RATES

We have been advised current rateable value is £162,000, which equated to rates payable £77,760.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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