

**Holbrooke House  
34-38 Hill Rise  
Richmond  
TW10 6UA**



**ALL INCLUSIVE OFFICE SUITE**

**TO LET**

**877 sq ft (81.5 sq m) approx.**

**GRADE A SPECIFICATION**

## LOCATION

Holbrooke House is situated at the bottom of Hill Rise near to its junction with Bridge Street, the building is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3 and A3 respectively.

## DESCRIPTION

The offices are arranged over the first floor. The office is available on an all-inclusive rate with no extra hidden costs as you will find in a lot of serviced offices. There is a dedicated meeting room directly accessed from the main office. On the first floor there are 2 kitchen facilities (one with seating) WC's and a shower.

The offices have undergone a grade A refurbishment which includes following: -

Video entry system	Shower
Comfort cooling and heating	Two fitted kitchens with stonework surfaces
Underfloor gas fired central heating	Engineered oak flooring
CLS LED lighting system	Perimeter trunking
CAT 5 wiring	Fibre optic phone line to building
Data and comms	Three WCs

## ACCOMMODATION

The unit has the following approximate net internal area:

FLOOR	Size	Rent Per Annum
First	877 Sq ft (81.50 Sq m)	£65,000 + VAT

Rent includes business rates, service charge, utilities and cleaning.

## TERMS

The office room is available on an all-inclusive lease for a term by arrangement.

## ANTI MONEY LAUNDERING

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## VIEWING

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