



**RICHMOND
BREWERY
STORES**

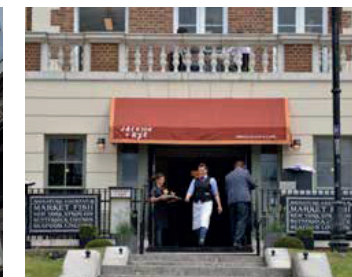
PETERSHAM ROAD
RICHMOND TW10 6UW

**TO LET
CHARACTER
OFFICES**

3,067 sq ft

3,505 sq ft

6,916 sq ft



COMMUNICATIONS

Trains & Underground

Richmond station provides regular direct services to London Waterloo in 19 minutes, as well as links to Windsor & Reading, in approximately 50 & 70 minutes respectively. London Underground (District Line) and London Overground services.

Roads

The A307 runs directly through Richmond and provides access to Junction 10 of the M25, via the A3. The A316 located to the north of Richmond station provides links to M3 Motorway & onto the M25. The M4 is 2.5 miles to the north with easy access to London Heathrow.

Airports

London Heathrow, the UK's largest international airport, is located approximately 14 miles to the west via the M4, providing services to a wide variety and Gatwick Airport is located 30 miles to the south.

LOCATION

Richmond upon Thames is one of London's most popular and prosperous boroughs, situated on the banks of the River Thames only 8 miles to the south west of Central London. The area is a highly sought after residential location, as well as boasting an abundance of retail and leisure amenities, and a buoyant office market.





LOCAL

Richmond Brewery Stores occupies a prominent position on the eastern side of Petersham Road (A307), one of Richmond's principal arterial routes. The property is situated only 500m from the town centre and in close proximity to a number of Richmond's retail and leisure amenities including Gauchó, Stein's and The Bingham Hotel. Furthermore, The Royal British Legion Poppy Factory is situated directly behind the subject property and produces 32 million Remembrance poppies and 80,000 wreaths each year.

OFFICES

- 1 Ebay
- 2 PayPal
- 3 Gumtree
- 4 Graze
- 5 The Royal British Legion
- 6 British American Tobacco
- 7 Not On The High Street

RESTAURANTS

- 15 Gauchó
- 16 Petersham Nurseries
- 17 Bingham
- 18 Jackson & Rye
- 19 Côte Bistro
- 20 The Ivy
- 21 Carluccio's

RETAIL

- 8 M&S
- 9 Wholefoods
- 10 Zadig + Voltaire
- 11 Massimo Dutti
- 12 Anthropologie
- 13 Jo Malone
- 14 Space NK

CULTURE

- 22 Richmond Theatre
- 23 The Orange Tree Theatre
- 24 Richmond Park
- 25 Richmond Green



DESCRIPTION

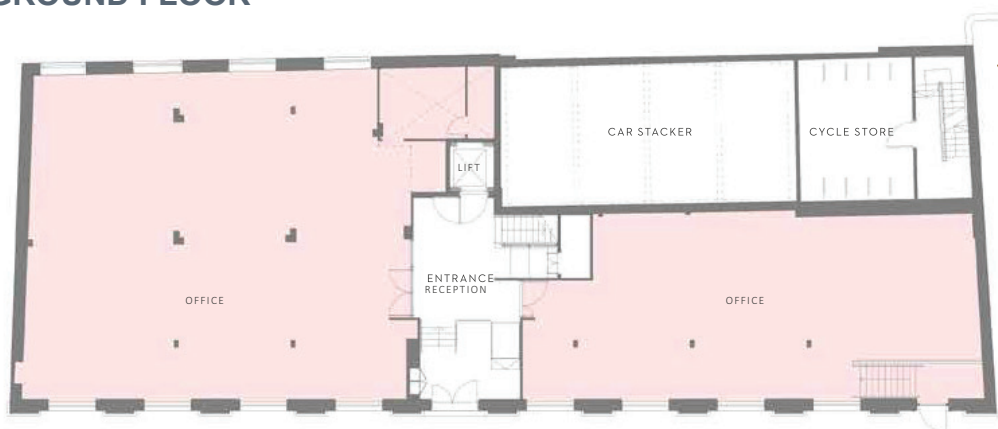
Originally constructed in 1882 as a bottling factory, Richmond Brewery Stores has recently undergone a significant redevelopment to provide contemporary warehouse style office accommodation, totalling 6,919 sq ft NIA, arranged over ground and first floor levels.

The scheme also provides 7 duplex residential apartments arranged over second and third floors, which will be sold off on long leases.

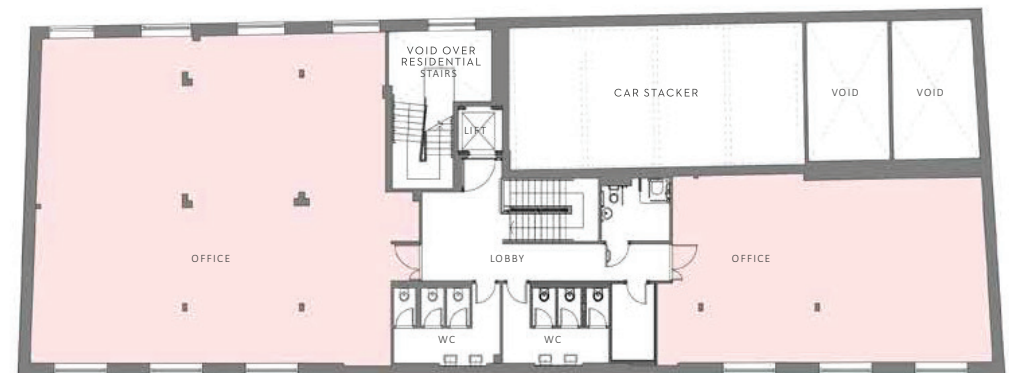
ACCOMMODATION

FLOOR	AREA SQ M	AREA SQ M
FIRST	286,84	3,087
GROUND	325,67	3,505
RECEPTION	30.41	327
TOTAL	442,92	6,919

GROUND FLOOR



FIRST FLOOR





SPECIFICATION

AIR CONDITIONING
EXPOSED M&E SERVICES
RAISED F LOORS
EXPOSED BRICKWORK
1 X PASSENGER LIFT
WC'S
2 PARKING SPACES

RENT

£49.50 per sq ft

SERVICE CHARGE

To be confirmed

BUSINESS RATES

£16.00 per sq ft

TERMS

A new lease is available from the freeholder for a term to be agreed

EPC

Rated C (57)

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