

**St George's House  
15 Saint George's Road  
Richmond  
TW9 2LE**



**First floor office  
For Sale or To Let**

**3,014 Sq Ft (280.00 Sq m) approx.**

**020 8332 7788**

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## Location

St George's House is located on Saint George's Road by Bardolph Road just off the A316 a short walk from Richmond Town Centre. 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. North Sheen Main Line Station is a short walk and Richmond station is also within easy walking distance, providing service to both Waterloo and London Underground (District Line).

## Description

St George's House is arranged over ground and three upper floors. The second and third floors are residential with the ground and first floor being offices.

The available accommodation comprises a self-contained office suite on the first floor and has the following approximate net internal floor areas:

Floor	SQFT	SQM
First	3,014	280.00

## Amenities

- Car parking available
- Central heating
- Meeting Room
- Fitted Kitchen
- Perimeter parking
- WC's

## Terms

The office suite is available on a virtual freehold basis or by way of a new effective full repairing and insuring lease on terms to be agreed.

## Rent

£105,000.00 per annum exclusive of Rates and Service Charge.

## Price

£1,500,000

## Business Rates

The property has a rateable value of £53,500 per annum. You are advised to make your own enquiries with Richmond council.

## Legal Costs

Each party to cover their own legal costs.

## EPC

C65

## Viewings

For further information please contact:

## Michael Rogers

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Subject to Contract September 2016

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