



**PRIME RICHMOND OFFICES/MEDICAL USE
TO LET
21-23 Kew Road
RICHMOND
1615 SQ FT**

LOCATION: Located in a prime position on Kew Road, directly opposite Richmond Train Station the property provides an excellent opportunity to acquire bright and airy first and second floor cellular office in this desirable position in Richmond town centre. Nearby occupiers include Starbucks, Subway, Costa Coffee, Torilla, KFC, Betfred, Specsavers, Sainsburys Local, a range of Estate Agents and excellent local bars and restaurants. The location benefits from excellent footfall, substantial residential population with strong demographics and excellent transport links.

ACCOMMODATION: The premises are partially stripped and will be made available ready for a Tenant's fit out. The property extends to the following approximate floors areas:

First Floor Offices	75.03 sq m	808 sq ft
Second Floor Offices	66.16 sq m	712 sq ft
Second Floor Kitchen	8.87	95 sq ft
WCs	Unmeasured	
Total	150.06 sq m NIA	1615 sq ft

RENT: £45,000 pa ex for a term to be agreed. Sensible incentives may be available.

RATES: We have been verbally informed that the Rateable Value is £39,750, however, interested parties should make their own enquiries to the London Borough of Richmond upon Thames or the Valuation Office as various discount and reduction schemes may be available.

VIEWING: Richard Vause or Thomas Cribb
Vause Cribb & Co Chartered Surveyors
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1a Chesilton Road
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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.



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