

## 3 THE QUADRANT RICHMOND

1st Floor 508 sq ft / 47.2 sq m. 2nd Floor 538 sq ft / 50 sq m. 3rd Floor 523 sq ft / 48.6 sq m Total 1,569 sq ft / 145.8 sq m



### ADDRESS

3 The Quadrant  
Richmond  
TW9 1BP

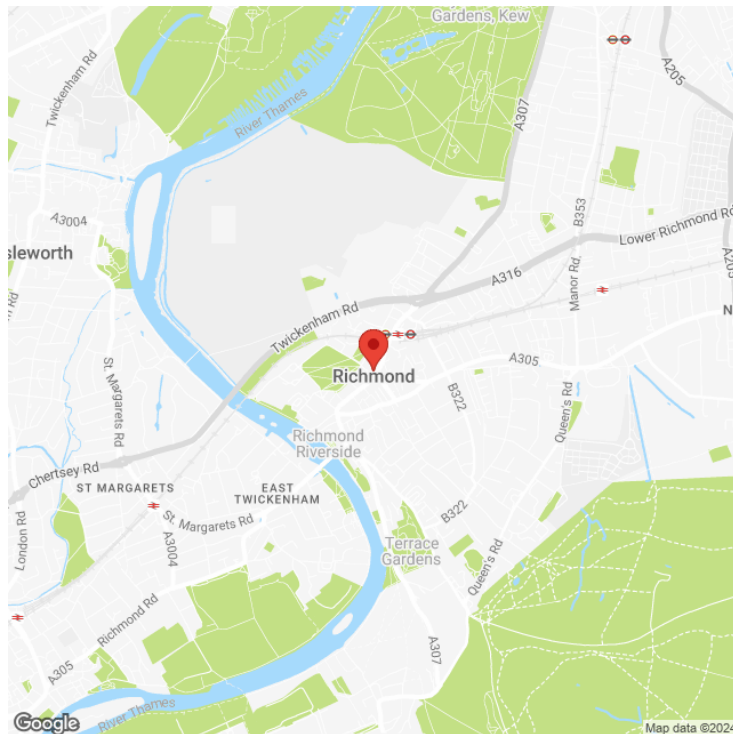
### DESCRIPTION

#### Refurbished Office Suites To Let

The property is located on the western side of The Quadrant close to its junction with George Street and in the centre of Richmond upon Thames. Richmond station which offers rail links to London Waterloo, London Underground (District Line) and the Overground is within a short walk from the property. Road communications are good.

The property is a Victorian terrace and arranged over basement, ground and three upper floors. The upper floors are self-contained and have been refurbished to a high standard.

Dated: 22/11/2024



## SPECIFICATION

Comfort cooling & heating

Carpeted floors

Raised floor

Terrace to 1st Floor

Intercom system

Perimeter sockets

LED lighting

Kitchen

3 WCs

### Tenure

Available on new effective full repairing & insuring leases for terms by arrangement

### Rent

1st Floor £29,950 per annum excl. 2nd Floor £20,000 per annum excl. 3rd Floor £20,000 per annum excl. Total £69,950 per annum excl.

### Service Charge

On application

### Rates

1st Floor RV £12,500. 2nd Floor RV £12,250. 3rd Floor £9,300

### Size

1st Floor 508 sq ft / 47.2 sq m.  
2nd Floor 538 sq ft / 50 sq m.  
3rd Floor 523 sq ft / 48.6 sq m  
Total 1,569 sq ft / 145.8 sq m

## CONTACT

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Dated: 22/11/2024

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