

# OFFICE TO LET

THE POPPY FACTORY, 20 PETERSHAM ROAD, RICHMOND TW10 6UR  
3,346 sq. ft (310.85 sq. m) approx. NIA



UNIQUE OFFICE SPACE IN AFFLUENT LONDON SUBURB  
RENT: £132,000 PER ANNUM  
PLEASE CALL US ON: 020 3627 3222

- Onsite parking
- Separate entrance
- Open plan modern space
- Passenger lift

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

 **RICS**  
Regulated by RICS

**DESCRIPTION**

Situated on the first floor of the Poppy Factory Building, this unique office benefits from excellent natural light with windows lining the perimeter of the unit. The office features a large open plan configuration with two partitioned meeting rooms, other features include:

- WC and shower facilities
- Air conditioning
- Passenger lift
- Self-contained kitchen

**LOCATION**

Located on the east side of Petersham Road at the southern approach to Richmond Town Centre and close to many shops and amenities along the river's edge and the centre of town. Richmond British Rail and Underground Stations are a short 15-minute walk away.

**ACCOMMODATION**

First Floor: 3,346 sq. ft (310.85 sq. m) approx.

**ENERGY PERFORMANCE (EPC)**

Available upon request

**LEGAL COSTS**

Each party to cover their own legal costs.

Subject to contract.

**TENURE**

Available on a new Full Repairing and Insuring lease on flexible terms.

**RENT**

£132,000 per annum exclusive

\*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

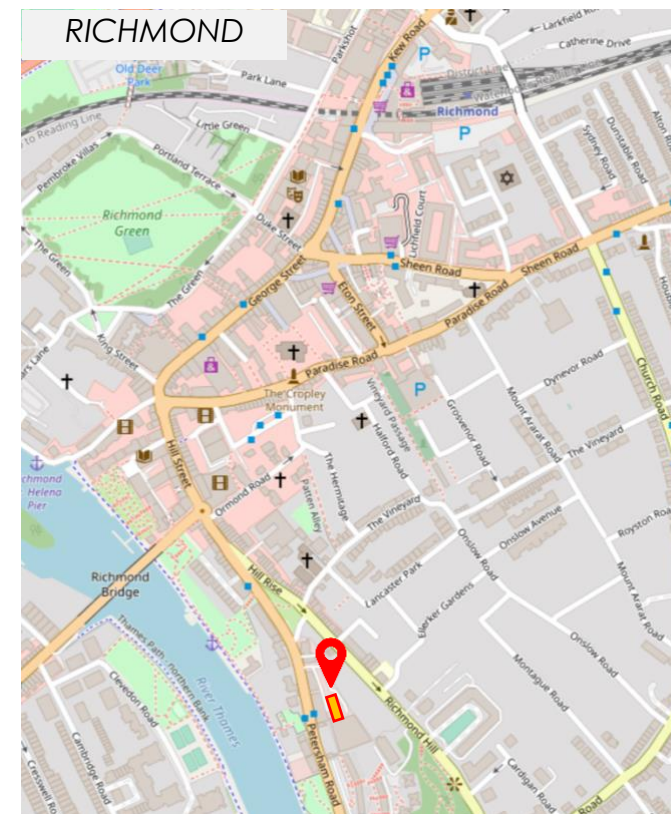
**SERVICE CHARGE**

A service charge of £13,750 per annum with a separate charge for electricity which is sub-metered.

**RATEABLE VALUE**

The Rateable Value is: £26,500

\*All applicants are advised to make their own enquiries with the local council



**VIEWING AND FURTHER INFORMATION**

**MICHAEL TSIMEKIS**

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