

# OFFICES TO LET

**4,840 sq ft (449.8 sq m)  
to 9,540 sq ft (899.4 sq m)**

**203/205 Lower Richmond Road  
Richmond  
Surrey TW9 4LN**

## Location

The property is located on the south of the A316 Lower Richmond Road, 200m from its junction with the A205 South Circular (Chalkers Corner). Junction 1 of the M4 is located two miles to the north. The property is situated in close proximity to Mortlake and North Sheen mainline stations and Richmond Underground Station. London Waterloo is 20 minutes away via National Rail.

## Description

The property was constructed in the 1980's and is arranged as a mixture of open plan space, with some floors split into meeting rooms and others into cellular offices. The property benefits from the following amenities: suspended ceilings, recessed lighting, air-conditioning, gas central heating, floor boxes, lift access to all floors, 32 car park spaces (1:298).

## Accommodation

203 Lower Richmond Road		
Ground	96.2 sq m	1,035 sq ft
First	119.4 sq m	1,285 sq ft
Second	128.7 sq m	1,385 sq ft
Third	105.4 sq m	1,135 sq ft

205 Lower Richmond Road		
Ground	96.2 sq m	1,035 sq ft
First	119.4 sq m	1,285 sq ft
Second	128.7 sq m	1,385 sq ft
Third	105.4 sq m	1,135 sq ft

**Total                    899.4 sq m                    9,540 sq ft**



## Tenure

Either property is available via assignment or sublet of the lease to expire on 10 October 2014.

## Rent

203 Lower Richmond Road - £85,250 pax  
205 Lower Richmond Road - £105,000 pax

## Rateable Value

Rateable Value - £157,000  
Rates Payable (2012/2013) - £72,534

## Service Charge.

A service charge is levied for the upkeep and maintenance of the estate. Further information is available upon request.

## Energy Performance Certificate (EPC)

See overleaf - full copy available on request.

## Legal Costs

Each party to be responsible for their own legal costs.

## Viewings

Strictly by appointment through Joint Sole Agents:

### Mickey Fiori

**Aston Rose**

Tel: 020 7629 1533

mickeyfiori@astonrose.co.uk

### Richard Moxon

**Pennycuik Collins**

0121 665 4150

richard.moxon@pennycuik.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


**Aston Rose offers a wide range of professional property services, including the following:**

 **Property Management**  
giulianosantoro@astonrose.co.uk

 **Investment**  
kenmorgan@astonrose.co.uk

 **Building Consultancy**  
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

 **Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

 **Valuation & Expert Witness**  
duncanpreston@astonrose.co.uk

## Energy Performance Certificate

Non-Domestic Building



203-205 Lower Richmond Road  
RICHMOND  
TW9 4LN

**Certificate Reference Number:**  
0630-0532-5629-2595-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient:

**A+**

**A** 1-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient:

**67** This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 1098  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 38.64

### Benchmarks

Buildings similar to this one could have rating as follows:

**32** If newly built

**84** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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