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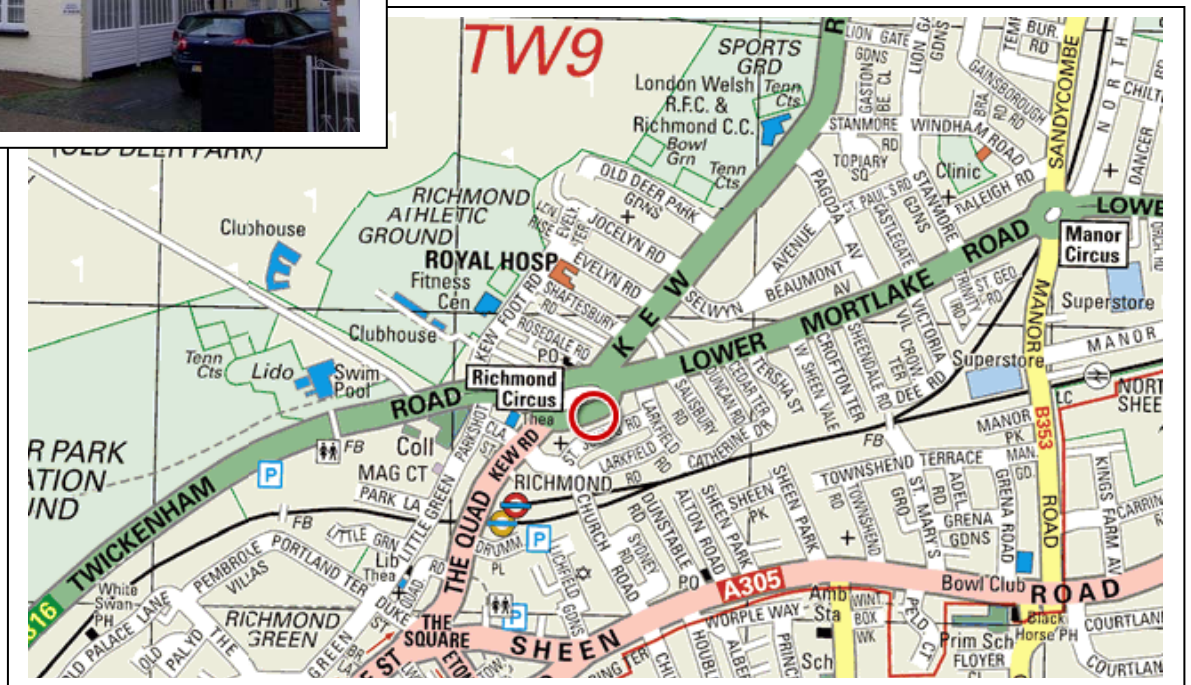
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**Bonsors.com**

**020 8546 0022**

*Rent reduced for early letting*  
*Character self-contained Mews style office building*  
**TO LET**

*Approx 1,572 sq ft (146.04 sq m)*  
*With 2 car parking spaces*



**21 St Johns Road**  
**RICHMOND**  
**Surrey TW9 2PE**

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**21 St John's Road  
Richmond Surrey TW9 2PE**

**Location:** The building is located between St John's Road and the A316 Lower Mortlake Road, less than ¼ mile from Richmond town centre and station. Richmond Station provides an underground and rail service into Central London. Junction 1 of the M3 at Sunbury Cross is approximately 7 miles to the south west, via the A316. Heathrow Airport is approximately 9 miles to the west.

**Description:** 21 St John's Road is a 2-storey building providing office accommodation on ground and first floors. The ground floor is divided into two large office areas plus two smaller rooms. The first floor comprises a single office room plus meeting room, kitchen and 2 Wcs. Part of the meeting room has a headroom of less than 1.5 m. Amenities include gas-fired central heating, and two on-site car parking spaces.

**Accommodation:** The property has the following approximate net internal floor areas:

<b>Ground floor</b>		941 sq ft	(87.42 sq m)
<b>First floor</b>	409 sq ft		
Plus	222 sq ft		
with a headroom of less than 1.5 metres		631 sq ft	(58.62 sq m)
2 WCs			
Kitchen			
<b>Total net internal floor area:</b>		<b>1,572 sq ft</b>	<b>(146.03 sq m)</b>

**Rating Assessment:** Rateable Value: £29,000.00  
Rates Payable for the year 2012/13 £13,282.00

This is the full amount payable and takes no account of any small business rate or other reliefs/supplements that may be available. Interested parties should verify this information with the London Borough of Richmond upon Thames on 020 8941 1411.

**Terms:** A new full repairing and insuring lease is available for a term of up to five years to exclude the security of tenure provisions of the Landlord & Tenant Act 1954 Part 2.

**Rent:** £25,000 per annum exclusive. There are two car parking spaces with the building which will be charged at £1,250 per annum each.

**Legal Costs:** Both parties legal costs to be borne by the ingoing tenant.

**Viewing:** Strictly by appointment with joint sole agents.

**Andrew Pollard**  
**BONSORS**  
Tel. No. 020 8546 0022

or

**Will Power**  
**FEATHERSTONE LEIGH**  
Tel. No. 020 8332 2707

**PLEASE NOTE THE FOLLOWING:-**

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

# Energy Performance Certificate

## Non-Domestic Building



21 St. Johns Road  
RICHMOND  
TW9 2PE

Certificate Reference Number:  
0940-7964-0360-0780-9024

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



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 82

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	140
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	87.28

### Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

64 If typical of the existing stock