

# Richmond Upon Thames

## Unit 3 Quadrant House

Class E Opportunity – Subject To Vacant Possession



### Location

The subject property is situated on The Quadrant, opposite Richmond railway station. It forms part of Quadrant House, a 5 storey Grade A office development.

Located adjacent to Revital, other nearby occupiers include Amazon Fresh, Costa Coffee, Sainsburys, CEX, Lloyds Bank and Popeyes.

### Demise

The property is arranged over ground floor only, providing the following approximate net internal floor areas:

**Ground Floor**                      **1,179 sq ft 109.5 sq m**

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£80,000 per annum exclusive.

### Rates

<b>Rateable Value</b>	£55,500
<b>Rates Payable</b>	£30,303p.a.

Interested parties are advised to make their own enquiries to Richmond Upon Thames Council on 020 8891 1411.

### EPC

Available upon request.

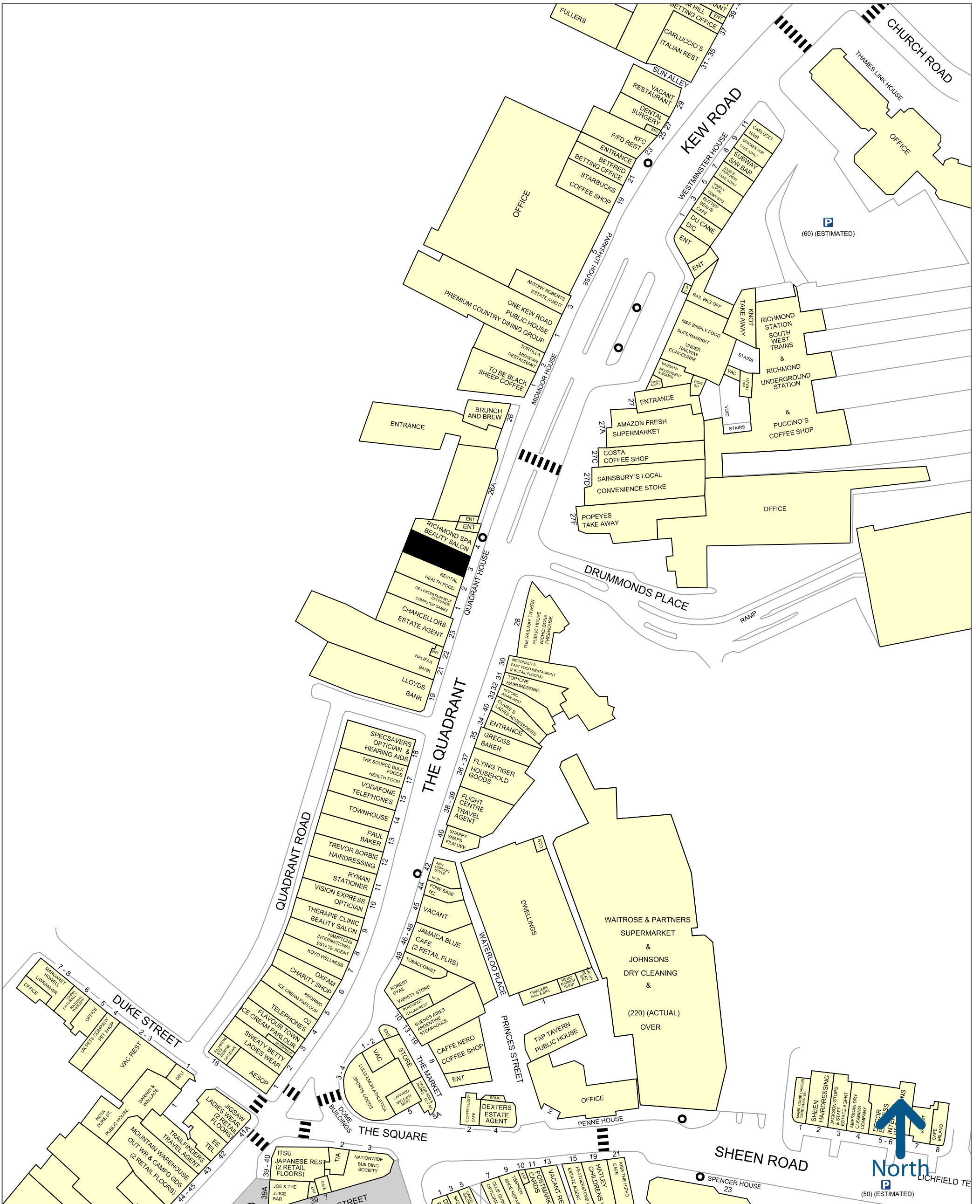
For further information or to arrange a viewing please contact:

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50 metres



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