



Ashley House

18-20 George Street, Richmond, TW9 1HY

**Prominent period building in
Richmond town centre.
Offices awaiting
refurbishment.**

4,446 to 25,812 sq ft
(413.05 to 2,398.01 sq m)

- Town centre location
- Art Deco facade
- Passenger lift
- Perimeter trunking
- Excellent natural light
- Awaiting refurbishment
- Opportunity for bespoke space

Ashley House, 18-20 George Street, Richmond, TW9 1HY

Summary

Available Size	4,446 to 25,812 sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (116)

Description

Ashley House provides office accommodation in the heart of Richmond town centre. The 2nd and 3rd floors will provide office space together with individual office areas/meeting rooms and a fitted kitchen. The accommodation benefits from excellent natural light and could be divided further if required. The floors are available together or separately. The 2nd and 3rd floors could also be combined with the 1st, Ground and basement for a single occupier.

Location

The Office building is situated on Richmond's bustling prime pitch George Street, above the former H&M retail unit. It is surrounded by many high-end retail premises and restaurants and is a short walk from the Richmond Rail Station. The Station affords passengers a direct rail service into London Waterloo (19 minutes) and is also on the District Line. Richmond is situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25 / M3 and M4 motorways.

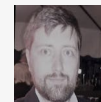
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	6,097	566.43	Available
Basement - Ancillary	4,446	413.05	Available
1st - Excellent Floor to ceiling	4,992	463.77	Available
2nd - Office	5,486	509.67	Available
3rd - Office	4,791	445.10	Available
Total	25,812	2,398.02	



Viewing & Further Information



Richard Farndale

020 8940 2266 | 077 8936 5304
r.farndale@martincampbell.co.uk



David Keates

020 8940 2266 | 07879 965 525
D.Keates@martincampbell.co.uk



REFURBISHED TOWN CENTRE OFFICES

FLOOR AREAS FROM 4,791 TO 10,277 SQ FT (445.1 TO 954.8 SQ M) APPROX

TO LET



ASHLEY HOUSE, 18 GEORGE STREET, RICHMOND, SURREY TW9 1HY

LOCATION

The Office building is situated in the heart of Richmond's bustling High Street, above the H&M retail unit. It is surrounded by many high-end retail premises and restaurants and is a short walk from the Richmond Rail Station. The Station, which is within 200 yards of the building, affords passengers a direct rail service into London Waterloo and is also on the District Line Service. Richmond is situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25 / M3 and M4 motorways.

For a map of this location please visit www.multimap.com and enter TW9 1HY



Richmond Green is within 50 yards

COMMUNICATIONS

By Train	Fastest Journey Time
Wimbledon	31 mins
Clapham Junction	8 mins
London Waterloo	19 mins

By Tube	Approx. Journey Time
Hammersmith	14 mins
Earls Court	20 mins
Victoria	29 mins
Upminster	1h 26 mins

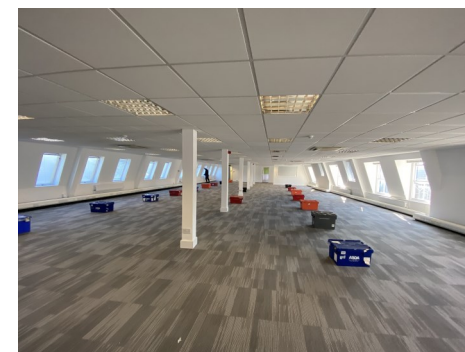
By Road	Distance
M4	2.5 miles
Heathrow Airport	9 miles
M25	12 miles
M3	5 miles
Central London	9 miles

DESCRIPTION

Ashley House provides high quality office accommodation in the heart of Richmond town centre. The 2nd floor has undergone refurbishment and provides excellent mainly open plan office space together with individual office areas/ meeting rooms and a fitted kitchen. The unit is currently arranged as a single suite, but can be sub-divided into smaller units to provide up to 3 separate suites from 1,109 sq ft upwards. Further details upon application. Additionally, the 3rd floor will also be available from November 2020 and will offer a similar specification to that of the 2nd floor.

ACCOMMODATION

	Sq Ft	Sq M
3rd Floor	4,791	445.1
2nd Floor	5,486	509.7
Total	10,277	954.8



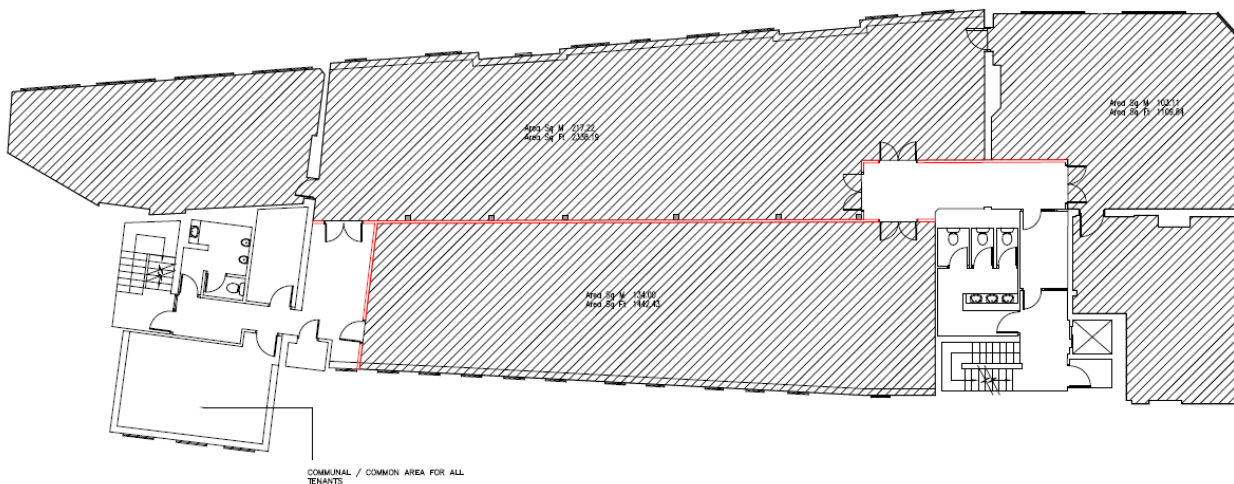
AMENITIES

- Cat 2 lighting
- Comfort cooling
- Fitted kitchen
- 6 person passenger lift
- Perimeter trunking
- Suspended ceilings
- Gas fired central heating
- Shower room



FLOOR PLAN

For indicative purposes only. This also show how the floor may be split.



TERMS

The floors are available on new full repairing and insuring leases for terms to be agreed and can be let individually or together.

RENT

Competitive rent terms are available upon application.

RATES (2021/22)

2nd Floor: Rateable Value £107,000 / Rates Payable £54,784

3rd Floor: Rateable Value £85,500 / Rates Payable £43,776

VAT

The building is elected for VAT.

EPC

E (120)



For further information or to arrange an inspection please contact:

ANDY ARMIGER

andy@cattaneo-commercial.co.uk
020 8481 4741

ADAM SOLIMAN

adam@cattaneo-commercial.co.uk
020 8481 4742

Or Joint Agents:

Dominic Arthur
D.arthur@martincampbell.co.uk

Richard Farndale
R.farndale@martincampbell.co.uk



Cattaneo Commercial Ltd
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk

