



## Richmond Place

15 Petersham Road, Richmond, TW10 6TP

**Refurbished suite in purpose built energy efficient Grade A offices with parking and views of Richmond Bridge and the River Thames.**

**1,887 to 5,176 sq ft**  
(175.31 to 480.87 sq m)

- Car parking available
- EPC "A" Rating
- River Views
- Town Centre location close to Richmond Bridge
- Newly refurbished
- Comfort cooling
- Raised Floor
- LG3 Lighting

# Richmond Place, 15 Petersham Road, Richmond, TW10 6TP

## Summary

<b>Available Size</b>	1,887 to 5,176 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£59,940 per annum
<b>Rateable Value</b>	£108,000
<b>Service Charge</b>	£17.96 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (25)

## Description

The premises comprise Grade A office accommodation with excellent views over the River Thames. Purpose built in the early 1980s and previously known as Northumberland House, Richmond Place provides modern energy efficient commercial space in the the heart of historic Richmond.

## Location

Richmond is located 9 miles from Central London and has excellent transport links to both Central London and Heathrow Airport. The property itself overlooks the River Thames and is situated Petersham Road close to Richmond Bridge and all the amenities of Richmond Town Centre.

## Accommodation

The 1st floor suite is open plan and benefits from good levels of natural light with distinctive large square windows on three-sides. It also has its own kitchenette and is specified with LG3/LED lighting, raised floors, suspended ceilings as well as comfort heating and cooling. The building has separate male/female WCs on each floor, lift access and benefits from secure underground parking for cars and cycles.

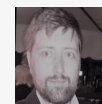
Name	sq ft	sq m	Availability
2nd - Part	1,887	175.31	Available
1st - office	3,289	305.56	Available
<b>Total</b>	<b>5,176</b>	<b>480.87</b>	

## Viewings

Strictly by prior arrangement with sole agent.



## Viewing & Further Information



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# IPMS AREA PLAN

## RICHMOND PLACE

15 Petersham Road, RICHMOND, TW10

### Second Floor

#### IPMS 3 - Office

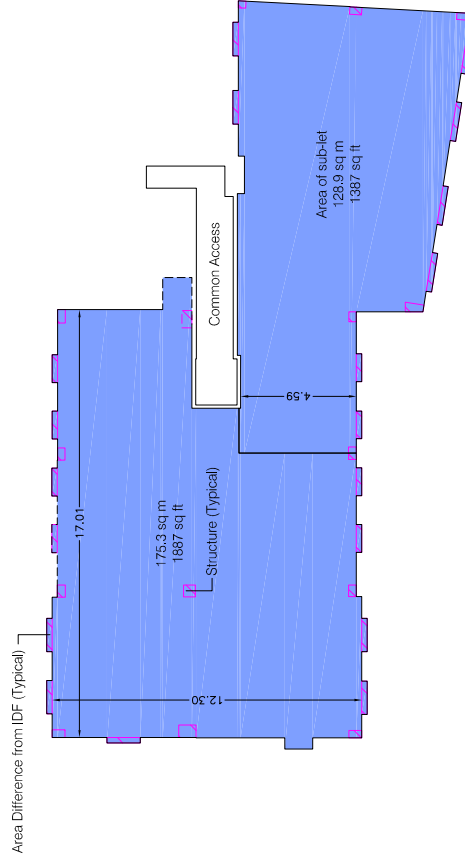
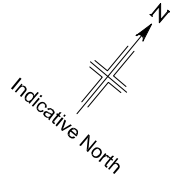
IPMS 3 304.2 sq m 3274 sq ft

#### LIMITED USE AREAS (Included in the Total Area)

Area Difference from IDF 5.3 sq m 57 sq ft  
 Structure 2.5 sq m 27 sq ft

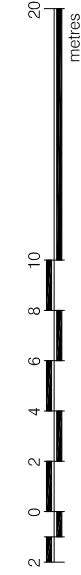
The following are EXCLUSIONS from the IPMS 3 - OFFICE TOTAL:

Common Access 15.6 sq m 168 sq ft



PETERSHAM ROAD

LEGEND  
 IDF INTERNAL DOMINANT FACE



Dwg No. 35421-IPMS3-RP-A2

Issue B April 2016

Presentation Scale 1:200 @ A3



**Plowman Craven**  
 Regulated by RICS

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Revisions:  
 A - Original Issue (March 2016)  
 B - Area of sub-let shown (April 2016)

Notes:  
 This drawing complies with RICS Property Measurement, 1st edition, May 2015, and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.  
 Dashed line denotes assumed wall line. Wall line inaccessible at the time of survey.

Condition of Site:  
**Occupied**  
 Vacant  
**Heavy Fit-Out**  
 Shell & Core  
 Under Construction  
 Cat A Fit-Out