

# 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](http://www.multimap.com) and enter TW9 1HY



## 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

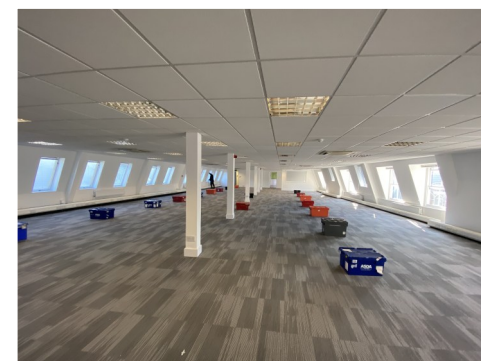
By Road	Distance
M4	2.5 miles
Heathrow Airport	9 miles
M25	12 miles
M3	5 miles
Central London	9 miles

## DESCRIPTION

Ashley House provides high quality office accommodation in the heart of Richmond town centre. The 2nd and 3rd floors have undergone refurbishment and provide excellent open plan 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.

## ACCOMMODATION

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



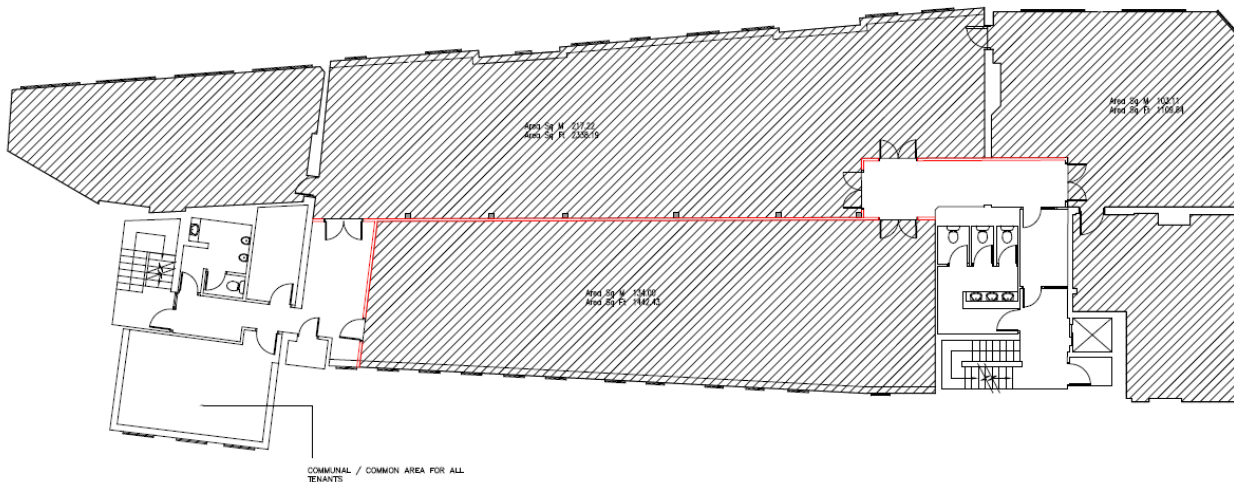
## AMENITIES

- 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 rental terms are available upon application.

## RATES (2025/26)

2nd Floor: Rateable Value £145,000 / Rates Payable £80,475

3rd Floor: Rateable Value £115,000 / Rates Payable £63,825

## VAT

The building is elected for VAT.

## EPC

E (120)



For further information or to arrange an inspection please contact:

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