

**Midmoor House, 1st Floor, 1-2 Kew Road,
Richmond upon Thames, TW9 2NQ**
2,227 sq ft**Location**

Midmoor House occupies a prominent position on Kew Road opposite the main entrance to Richmond Station (mainline and underground). The entrance reception is accessed via Station Approach to the left of the building.

Richmond station offers excellent mainline and underground links into London and the surrounding regions. There are two trains per hour to London Waterloo, taking approximately 30-minutes and regular District line services to central London and beyond.

Description

Midmoor House is a purpose built mid-terraced office building accessed via a private gated courtyard.

The property benefits from several modern amenities including fully glazed reception area, passenger lift, bicycle storage, and male, female, and disabled WCs with showers.

The first floor, extending to 2,227 sq. ft, offers high specification self-contained office accommodation including LED lighting, fully accessible raised floors, wooden floor covering, and fitted kitchenette.

Rent

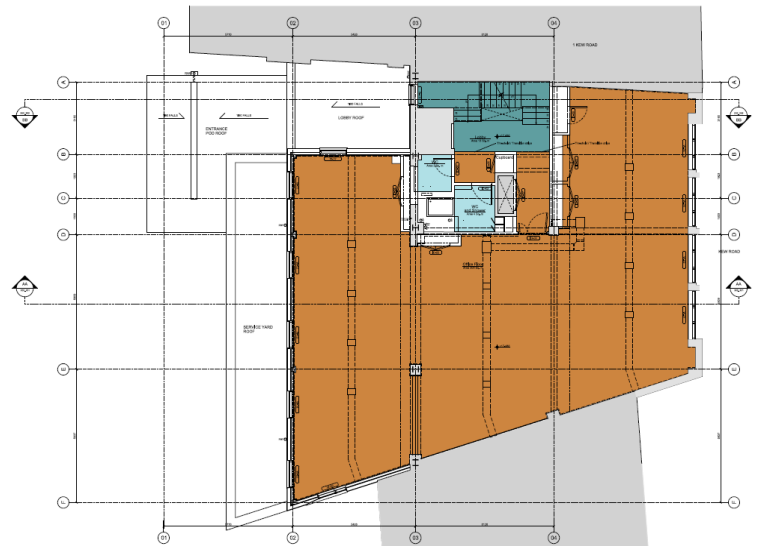
£42.50 per sq. ft

Business Rates

£17.24 per sq. ft – interested parties should make their own enquiries with the Local Authority.

Service Charge

£10.89 per sq. ft



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Accommodation

Floor	Sq. M	Sq. Ft
1 st Floor	207	2,227

Tenure

New flexible leases direct from the Landlord for a term to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The energy performance rating is B-48. A certificate can be made available upon request.

Highlights



Excellent Transport Links



Shower Facilities



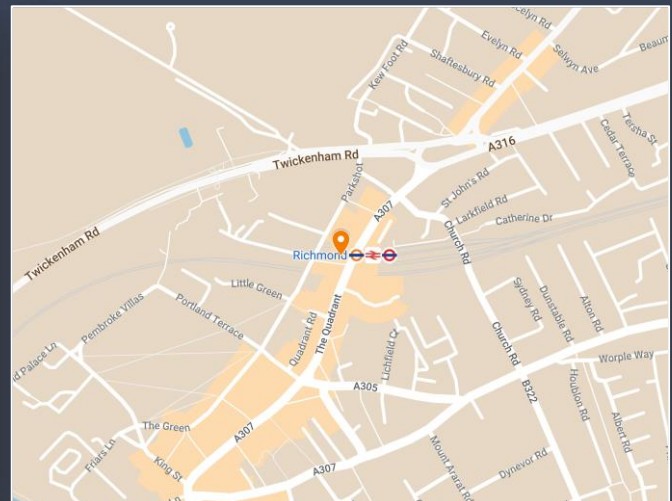
Bicycle Storage



Passenger Lift



Attractive Green Credentials



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