

# TO LET

**Character self-contained  
Mews style Office Building  
Approx 1,572 sq ft (146.03 sq m)  
With 2 parking spaces**



**21 St Johns Road  
Richmond  
Surrey  
TW9 2PE**

## **LOCATION:**

The building is located between St John's Road and the A316 Lower Mortlake Road, less than a ¼ mile from Richmond town centre and the station. Richmond Station provides an underground and rail service into Central London. Junction 1 of the M3 at Sunbury Cross is approximately 7 miles to the southwest, via the A316. Heathrow Airport is approximately 9 miles to the west.

## **DESCRIPTION:**

21 St John's Road is a 2-storey building providing office accommodation on the ground and first floors. The ground floor is divided into two large office areas plus two smaller rooms. The first floor comprises a single office room plus a meeting room, a kitchen and 2 WCs. Part of the meeting room has headroom of less than 1.5 m. Amenities include gas-fired central heating. Two on-site car parking spaces are available at a separate cost.

## ACCOMMODATION:

The property has the following approximate net internal floor areas:

**Ground floor** 941 sq ft (87.42 sq m)

**First floor** 409 sq ft plus

(222 sq ft with a headroom of less than 1.5 metres)

631 sq ft (58.62 sq m)

Includes 2 WCs & a Kitchen

**Total net internal floor area: 1,572 sq ft (146.04 sq m)**

## RATING ASSESSMENT:

Rateable Value: £24,500

Rates Payable for the year from April 2009 £11,882.50

Interested parties should verify this information with the London Borough of Richmond upon Thames on 020 8941 1411.

## TERMS:

A new full repairing and insuring lease is available for a term of up to five years to exclude the security of tenure provisions of the Landlord & Tenant Act 1954 Part 2.

## RENT:

£32,000 per annum exclusive, plus £1,250 per annum for each parking space.

## LEGAL COSTS:

Both parties legal costs to be borne by the ingoing tenant.

## VIEWING:

Strictly by appointment with one or other of the joint agents -

### **Featherstone Leigh Commercial**

William Power (020 8332 2707 – [wpower@flcproperty.co.uk](mailto:wpower@flcproperty.co.uk)), or

Andrew Howes (0208 332 2707 [ahowes@flcproperty.co.uk](mailto:ahowes@flcproperty.co.uk)) or

### **Bonsor Penningtons**

Andrew Pollard (020 8546 0022 - [andrewp@bonsorpenningtons.co.uk](mailto:andrewp@bonsorpenningtons.co.uk))



**PLEASE NOTE THE FOLLOWING:**

- 1) All measurements, areas and distances are approximate.
- 2) Any rent or price quoted is exclusive of VAT, where applicable.

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.