



## Vectra House

36 Paradise Road, Richmond Upon Thames, London, TW9 1SE

### Impressive Offices – Richmond Town Centre.

**2,474 to 5,142 sq ft**  
(229.84 to 477.71 sq m)

- Superbly appointed lateral office floors.
- Perfectly arranged across this substantial office building.
- Grade 'A' fit-out recently completed.
- Just two floors remaining.
- Lift & striking reception space.

# Vectra House, 36 Paradise Road, Richmond Upon Thames, London, TW9 1SE

## Summary

<b>Available Size</b>	2,474 to 5,142 sq ft
<b>Rent</b>	£50,000 - £80,000 per annum LGF - £50,000 Per Annum First Floor - £80,000 Per Annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (93)

## Description

The striking and central Vectra House set in the very heart of Richmond Town Centre has undergone a thorough and inspired programme of refurbishment and upgrading throughout. The property offers a very complete set of office spaces with air conditioning, CAT-6 wiring and raised floors, impeccable dedicated kitchen and washrooms and the further 'on-site' attributes of passenger lift, intercom and newly refurbished communal areas with impressive views of the Town Centre.

We currently have just two floors remaining with the appealing Lower Ground Floor (2,474 sq.ft./230sq.m.) enjoying plentiful natural light and direct rear access to the rear at road level and the elevated and vast First Floor (2,668 sq.ft./248 sq.m.).

## Location

Paradise Road is less than a 5 minutes' walk from Richmond Station, providing extensive links into the West End & City alongside wider national connections. Richmond has a particularly strong community aspect that enjoys supporting the high-street alongside local business. It is immediately served by a variety of local establishments from highly regarded Michelin star restaurants to more traditional pubs. There are over 100 parks and green spaces including Richmond Park and Kew Gardens that are meticulously maintained and offer an unparalleled connection to nature not seen elsewhere in the capital.

## Accommodation

The accommodation comprises the following areas:-

Name	sq ft	sq m	Rent	Availability
1st - First Floor	2,668	247.87	£80,000 /annum Plus Service Charge	Available
Lower Ground - Lower Ground Floor	2,474	229.84	£50,000 /annum Plus Service	Available
<b>Total</b>	<b>5,142</b>	<b>477.71</b>		

## Terms

FIRST FLOOR RENT: £80,000 per annum.

LOWER GROUND FLOOR RENT: £50,000 per annum.

FIRST FLOOR RATEABLE VALUE: £64,500.

LOWER GROUND FLOOR RATEABLE VALUE: £36,750.

EPC RATING: D (93).

USE CLASS: Class E.

LOCAL AUTHORITY: London Borough of Richmond on Thames.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEASE TERMS: A new lease granted outside the Landlord & Tenant Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to bear their own legal costs.



## Viewing & Further Information



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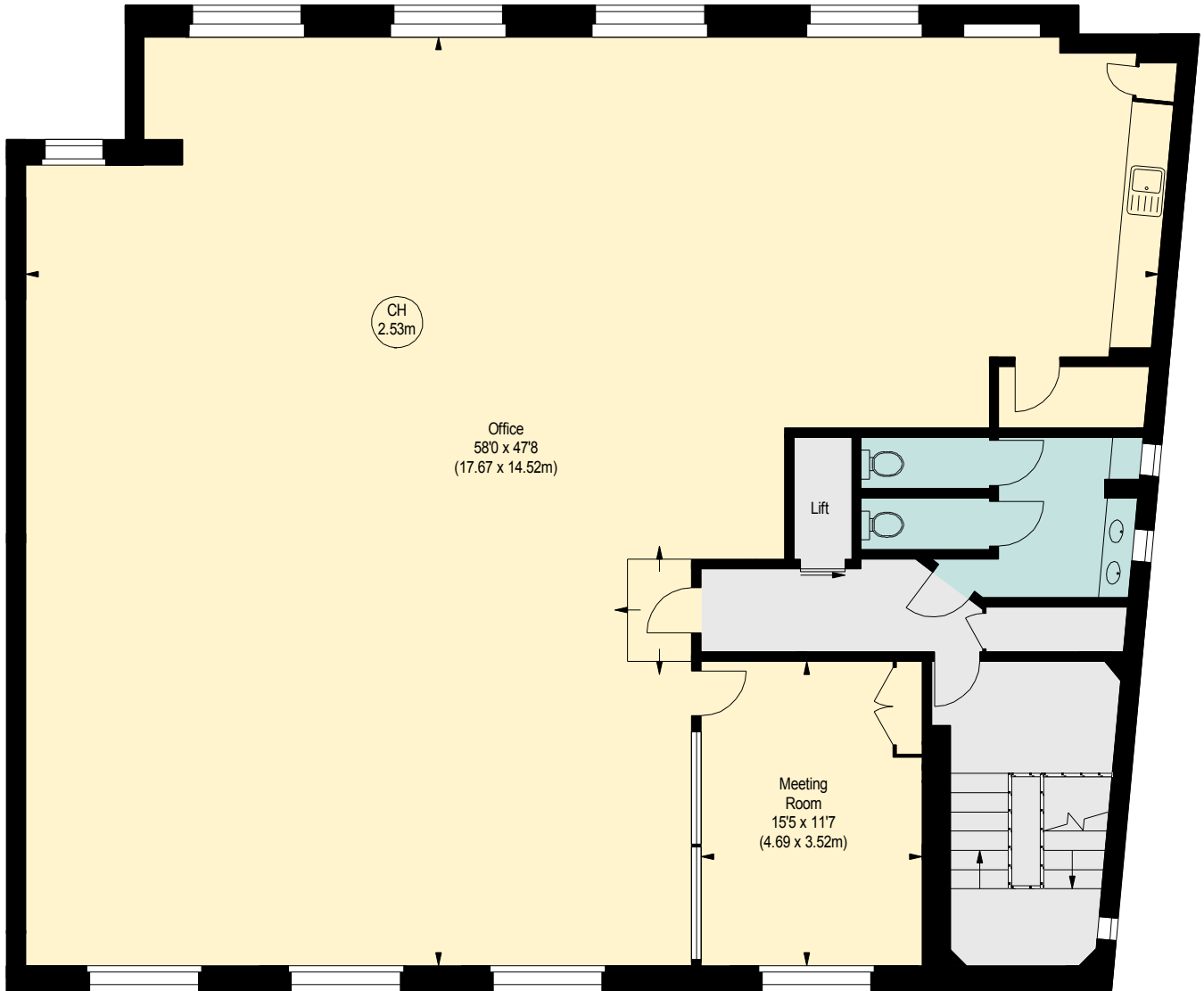
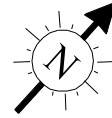
cryan@winkworth.co.uk

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# VECTRA HOUSE, TW9

Approximate gross internal area  
2668 sq ft / 247.86 sq m

Key :  
CH - Ceiling Height



## FIRST FLOOR

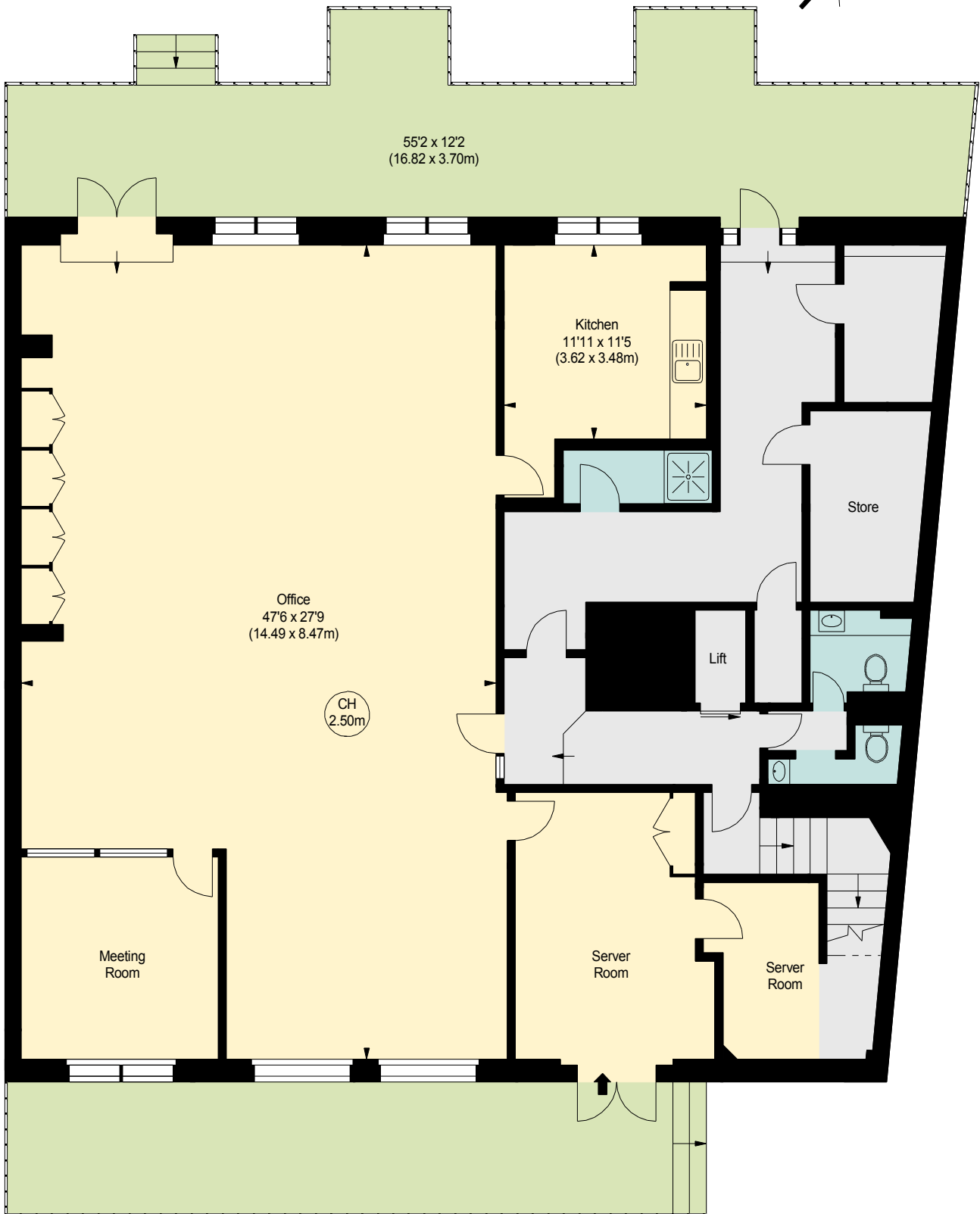
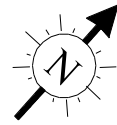
Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

# VECTRA HOUSE, TW9

Approximate gross internal area

2474 sq ft / 229.83 sq m

Key :  
CH - Ceiling Height



## LOWER GROUND FLOOR

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