

Preliminary Details

**Independence House
84 Lower Mortlake Road
RICHMOND
TW9 2HS**

FOR SALE





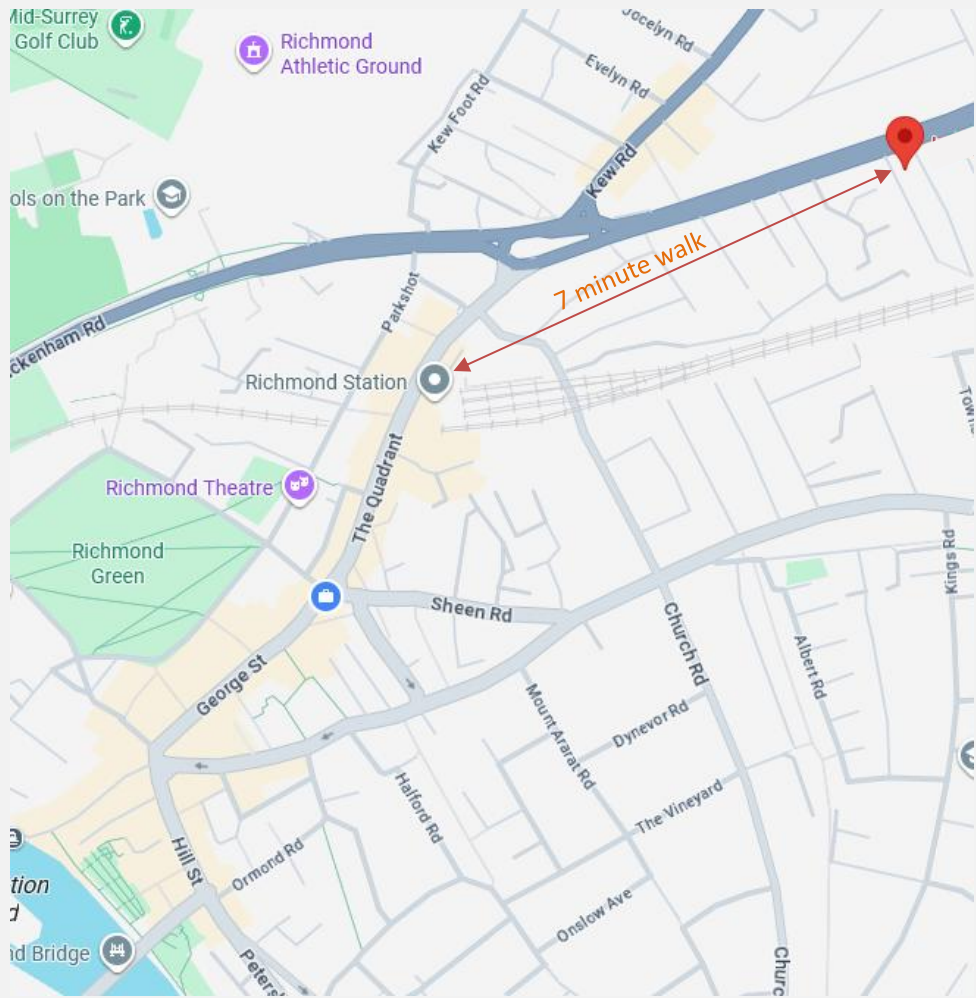
A316

EXECUTIVE SUMMARY:

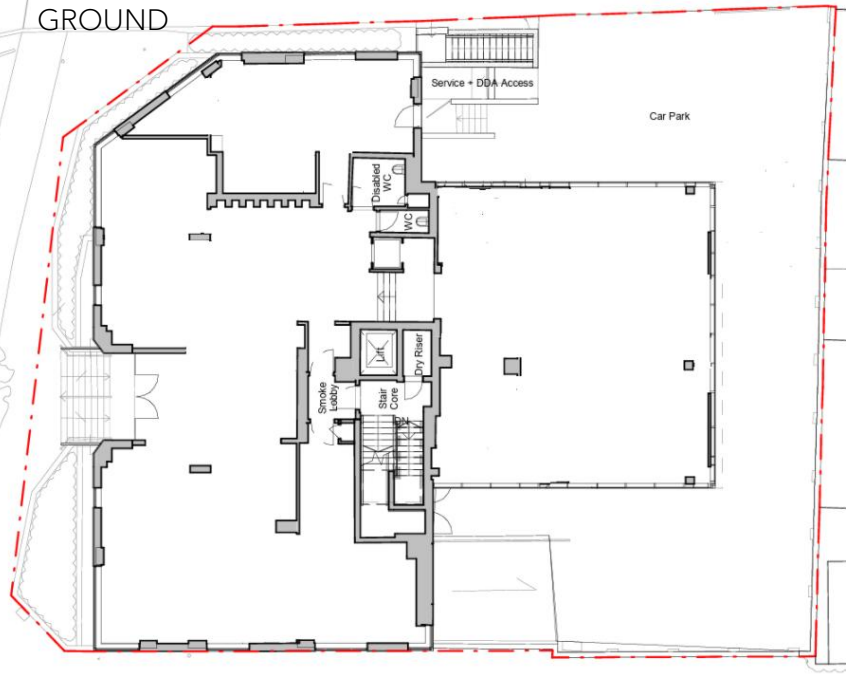
- Rarely Available Freehold Office with Full Vacant Possession
- Highly prosperous and affluent commuter town location
- Prominent [Location](#) close to Richmond Town Centre
- Approximately 15,341 sq ft over basement, ground and 3 upper floors, with 3.5m ceilings
- 31 onsite parking spaces
- Fully stripped out and removed from [VOA](#) Ratings List
- Opportunity to remodel / refurbish for alternative commercial uses
- Lapsed Planning consent [20/3359/FUL](#) for B1(a) extension
- Pre-let available on the whole building for a 15 year term at **£300,000** pa

Asking for offers in excess of **£2,400,000** (£156 psf)
(strictly subject to contract only)

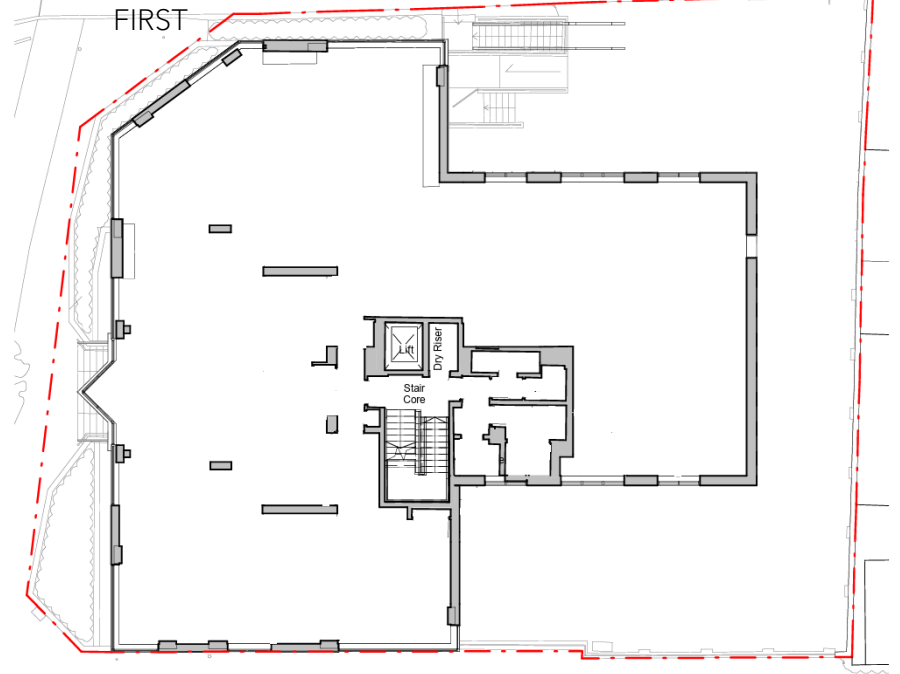
	Ground	First	Second	Third	TOTAL
Sq M	449.2	452.2	333.5	190.4	1,425
Sq Ft	4,835	4,867	3,590	2,049	15,341



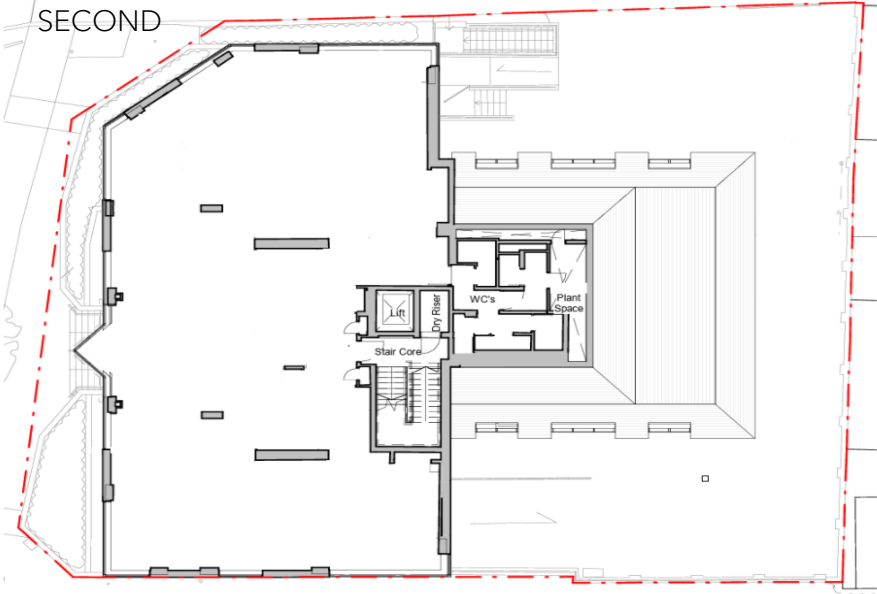
GROUND



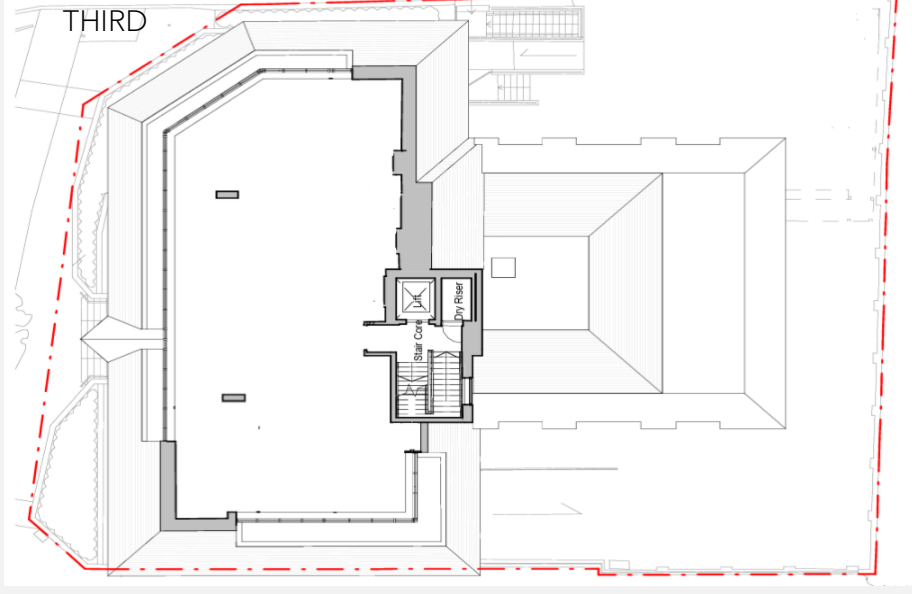
FIRST



SECOND



THIRD



PRE- LET OPPORTUNITY

The Vendor has received an offer to Let the whole Building from a leisure operator on a new 15 year FRI Lease at **£300,000**, subject to a LL fit out contribution of £450,000 + vat for M&E, and an additional cost for floor slab strengthening (£ - subject to survey)
Full details available on request

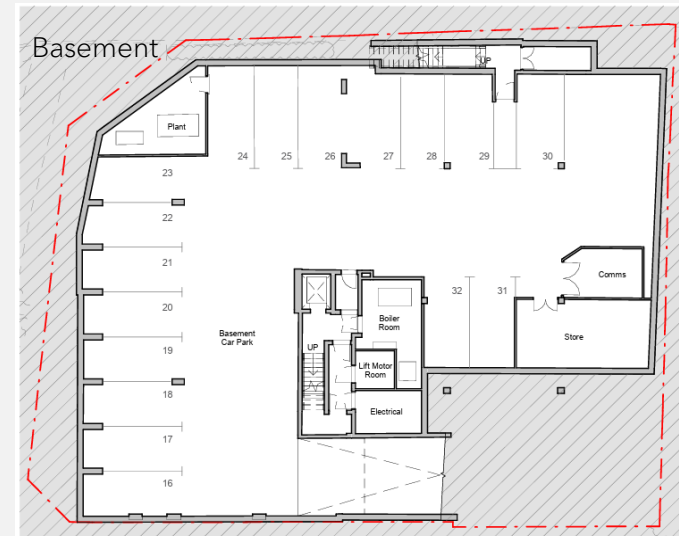
VIEWING DATES

Strictly by arrangement only

PROPOSAL

Offers in excess of **£2,400,000** (£156 psf)

Interested Parties are asked to register their details for Further Information



CONTACT

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[Web Link](#)

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VAT

Vat will be applicable

TENURE

Freehold with Vacant Possession

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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Stirling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
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