



# AVALONHOUSE



A LEGENDARY LOCATION - Lower Mortlake Road, Richmond

HIGH QUALITY OFFICE ACCOMMODATION TO LET 2,638.4 sq m (28,400 sq ft)

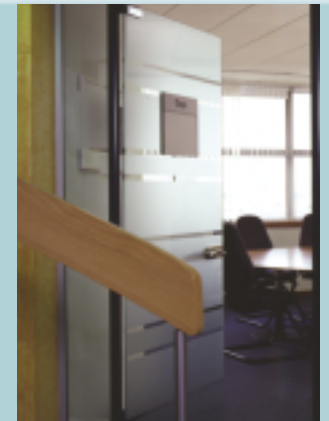
# ACCOMMODATION

Avalon House provides flexible, high quality, predominantly open-plan accommodation within a modern, self-contained three storey building. The building also benefits from 33 on site car parking spaces.

## LOCATION

Avalon House is situated on the south side of the A316 (Lower Mortlake Road) approximately 500 metres from the main roundabout junction leading into Richmond town centre. The A316 provides direct access to Central London, just 10 miles away, and leads to the M3 and the national motorway network. The M25 is 12 miles away (Junction 12), the M3, 5 miles away.

The building is within 5 minutes walk of Richmond Station which provides both rail (London Waterloo 15 minutes, Victoria 20 minutes) and Underground (District Line) connections.



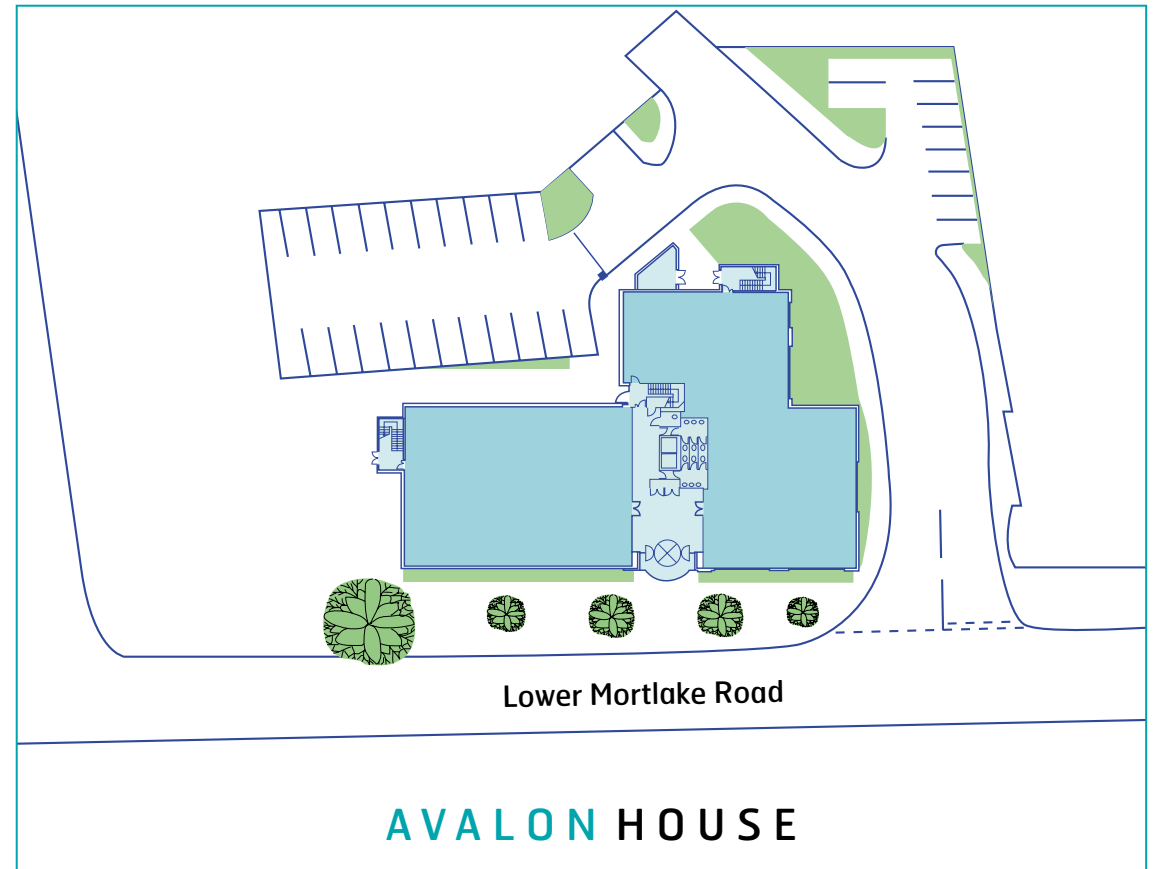


# SPECIFICATION

The building provides high quality accomodation in close proximity to Richmond town centre and benefits from:

- Four pipe fan coil air conditioning
- Fully accessible raised floors (150mm clear void)
- Suspended ceilings with Category II lighting
- 33 secure on-site car parking spaces (1:860 sq ft)
- Boardroom on 3rd floor
- 2 passenger lifts

NET INTERNAL FLOOR AREAS:	Sq M	Sq Ft
Third floor boardroom	27.9	300
Second floor	879.8	9,470
First floor	882.6	9,500
Ground floor	802.6	8,640
Reception area	45.5	490
Total (Approx)	2,638.4	28,400



NOT TO SCALE