

**FITTED GYM TO LET**  
(Former One Performance)

Approx. 3,580 sq ft GIA

**1-2 Orchard Road Richmond Surrey TW9 4AQ**



## LOCATION

1-2 Orchard Road is located on the south side of Orchard Road which leads off the Lower Richmond Road (A316) close to the junction with Sandycombe Road and next to The Sainsbury's Super Store.

North Sheen mainline railway station is within a few hundred meters and the premises are within easy walk to both Kew Gardens and Richmond underground (district line) and overland railway stations. Many bus routes pass along the A316, serving the local area.

There is unrestricted parking in the local side streets and customer 3-hour limit parking at Sainsbury's.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newbery Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant 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 Hargreaves Newbery Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
**T 020 3205 0200**  
**F 020 3205 0201**  
info@hng.co.uk  
**www.hng.co.uk**



TW9 4 AQ

## DESCRIPTION

The premises comprise part of a mixed-use residential led scheme in a location that has undergone substantial redevelopment with many new apartment buildings and ground floor retail / commercial space. Orchard Road is adjacent to Sainsbury's/Starbucks supermarket with its large customer and visitor car park.

The premises are fitted as a GYM with changing facilities and treatment rooms and are in good condition.

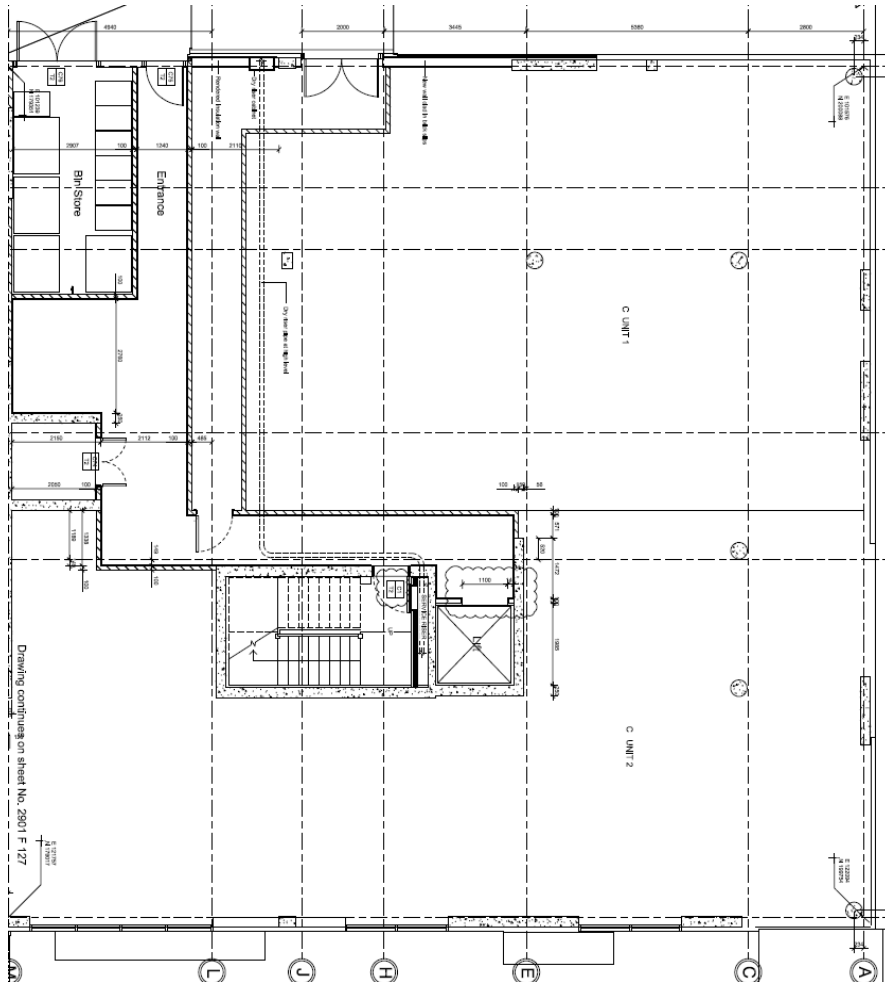
There is a reception, managers office, large Gym area for free weights and classes, 3 treatment rooms, male & female changing rooms with showers and separate WC cubicles.

## ACCOMMODATION

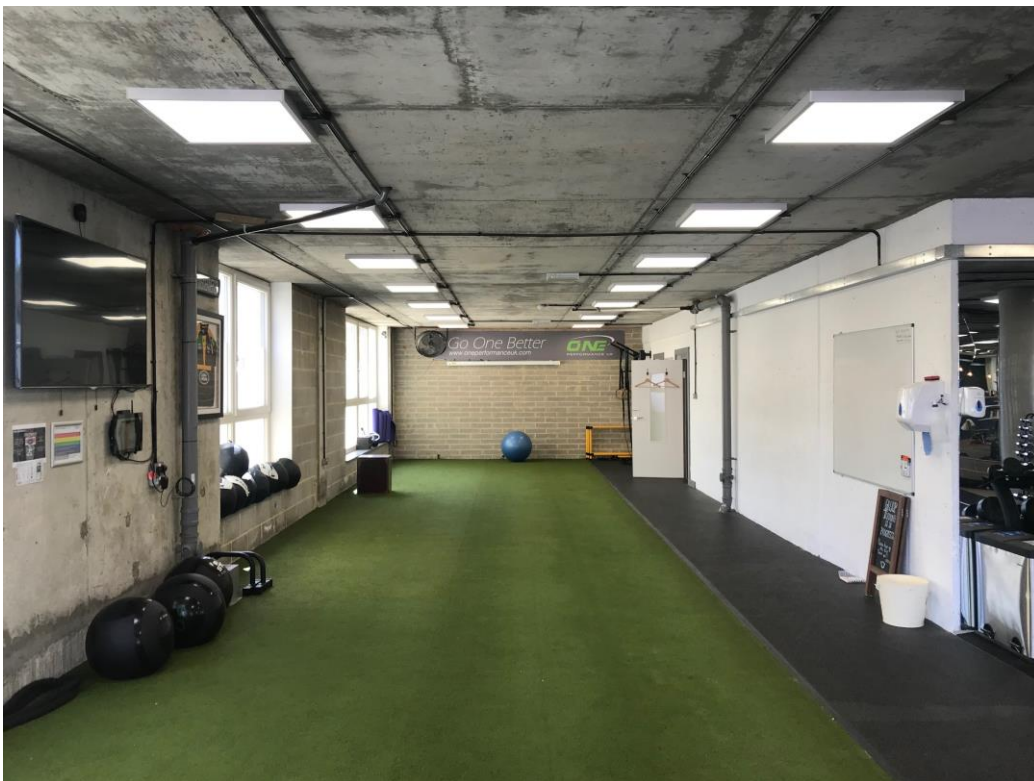
The entire ground floor extends to approximately 332.59 sq. meters (3,580 sq. ft.) gross internal area and is a corner site with windows to 3 elevations.

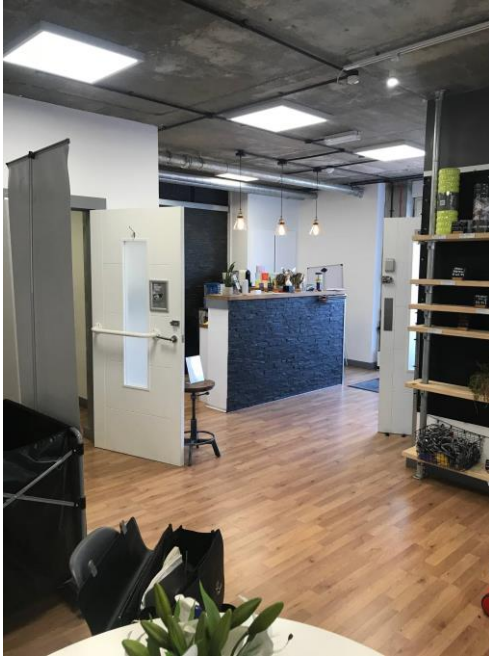
Floor to ceiling approx. 2.75m.





Unit plan before fit out





### **TERMS**

The premises are available to let on new lease subject to agreement of terms.

### **VAT**

VAT will be charged in addition.

### **RENT**

£25 per sq ft on GIA ie £89,500 per annum exclusive.

### **BUSINESS RATE**

RV £54,000 per annum. No charge for tax year April2020-21.

### **SERVICE CHARGE**

The estate charge is approx. £4,000 per annum and occupiers are responsible for the interior and property running costs.

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

A new EPC is being prepared

### **TIMING**

The premises are immediately available on completion of legal formalities.

### **FURTHER INFORMATION**

Further information and floor plans are available from sole agents:

**Hargreaves Newberry Gyngell**  
**020 3205 0200**

**Mark Belsham 07973 372 698**