

## 34 HILL STREET RICHMOND-UPON-THAMES

1st Floor 618 sq ft / 57.40 sq m.



### ADDRESS

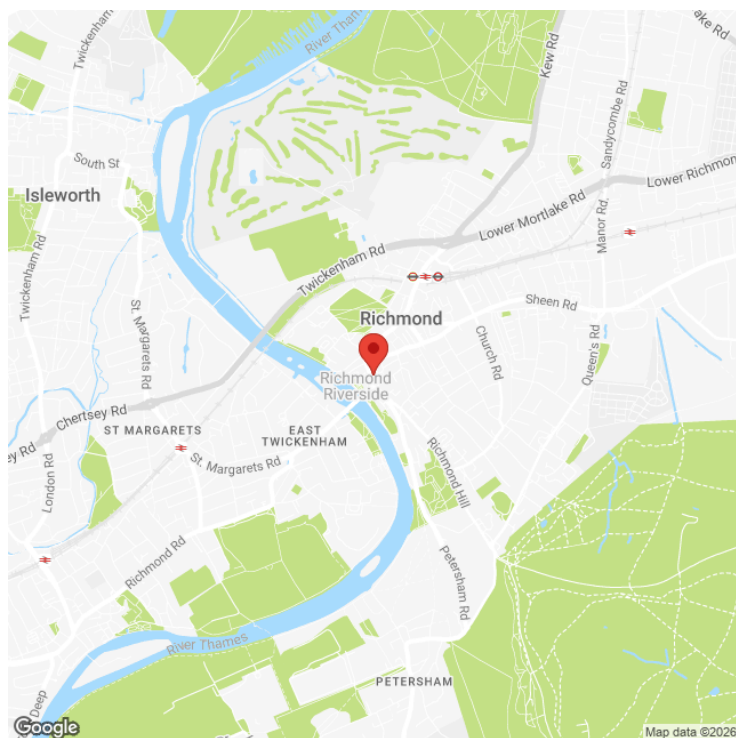
34 Hill Street  
Richmond  
TW9 1TW

### DESCRIPTION

**Town Centre Offices To Let** The property is prominently located directly opposite the highly acclaimed Richmond Riverside development. The available accommodation benefits from being in the heart of this historic Thameside town with close proximity to good shopping and a multitude of excellent restaurants. Richmond station is within easy walking distance providing services to London Waterloo, Overline and London Underground (District Line).

The available offices comprise the entire first floor of an attractive Victorian brick-built building which benefits from its own kitchen and shared WC facilities. EPC Rating D-95

Dated: 13/02/2026



## SPECIFICATION

- Air cooling
- Timber floor
- Entry phone system
- Gas central heating
- Kitchen
- Shower
- Spotlights
- WC

<b>Tenure</b>	Leasehold. Available on a new lease for a term to be agreed.
<b>Rent</b>	1st Floor £27,500 per annum.
<b>Service Charge</b>	N/A
<b>Rates</b>	1st Floor RV £16,000. Rates payable £7,984.
<b>Size</b>	1st Floor 618 sq ft / 57.40 sq m.

## CONTACT

### Niall Christian

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

### Joshua Thompson

Trainee Surveyor

**T** 0208 332 4594

**M** 07701 086242

**E** joshua.thompson@michaelrogers.co.uk

Dated: 13/02/2026

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. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. 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. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ