

## HOLBROOKE HOUSE RICHMOND

2,917 sq ft (271 sq m) approx.



### ADDRESS

Holbrooke House  
Ground Floor  
34-48 Hill Rise  
Richmond  
TW10 6UA

### DESCRIPTION

**Superb self-contained ground floor offices.** Holbrooke House is situated at the bottom of Hill Rise near to its junction with Bridge Street. The building is close to Richmond town centre. Both mainline and underground rail services (District Line) are within easy walking distance. The area is well served by numerous bus routes. There is easy access to the national motorway network via the M3 and A3 respectively.

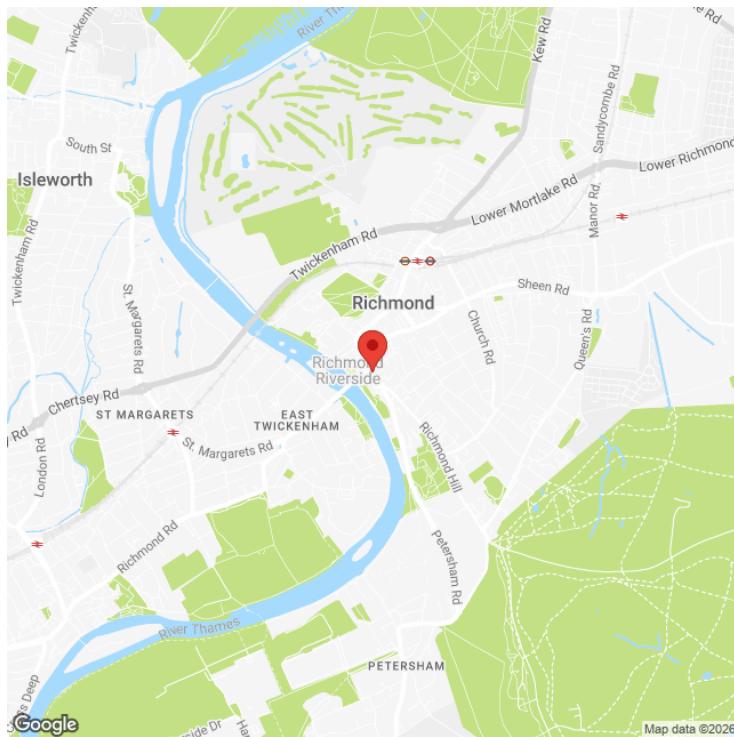
The ground floor self-contained offices have recently been refurbished to a Grade A specification.

Dated: 17/02/2026



## SPECIFICATION

- Video entry system
- Comfort cooling & heating
- Underfloor gas-fired central heating
- CLS LED lighting system
- CAT 5 wiring
- Data & comms
- Shower
- 2 fitted kitchens with stonework surfaces
- Engineered oak flooring
- Perimeter trunking
- Fibre optic phone line to building
- Three WCs



### Tenure

Leasehold

### Rent

Rent includes business rates, service charge, utilities and cleaning

### Service Charge

Included in rent

### Rates

Included in rent

### Size

2,917 sq ft (271 sq m) approx.

## CONTACT

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