16 WATER LANE RICHMOND

Ground Floor 776 sq ft / 72.13 sq m. 1st Floor 793 sq ft / 73.66 sq m. 2nd Floor 698 sq ft / 64.80 sq m. Total 2,267 sq ft / 210.59 sqm



ADDRESS

16 Water Lane
Richmond
TW9 1TJ

DESCRIPTION

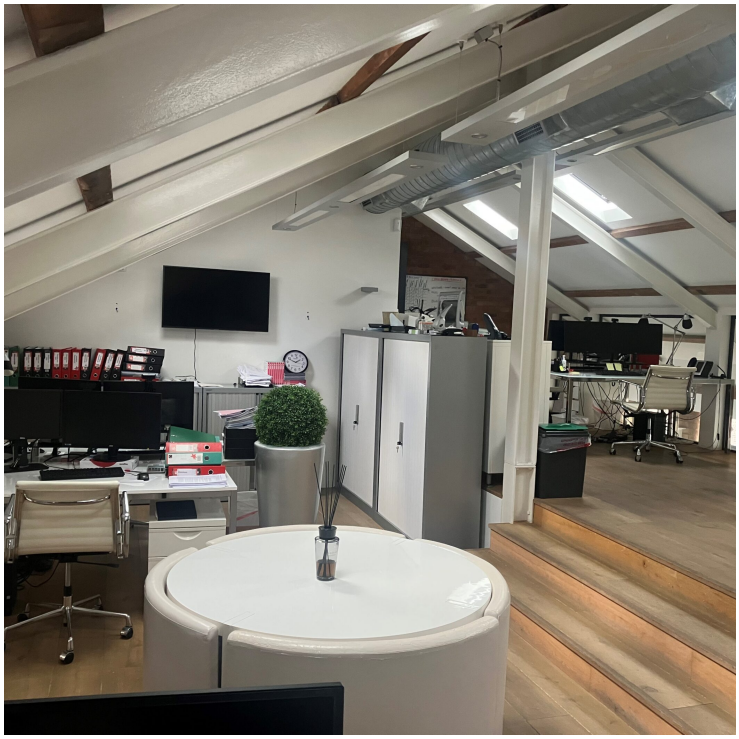
High Specification Office Building / Suites For Sale or To Let

The property is prominently located on Water Lane adjacent to the highly acclaimed Richmond riverside development close to the River Thames. The offices benefit from the close proximity of good shopping and a multitude of excellent restaurants offered in Richmond town centre. The property enjoys extensive transport links. Richmond station is within easy walking distance with services to London Waterloo, Overline and London Underground (District Line). The premises are of a high specification and are arranged over ground and two upper floors of an attractive Victorian brick built property.

Dated: 14/11/2026

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

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



SPECIFICATION

- Comfort cooling and heating
- Timber floor
- Entry phone system
- Kitchen
- Shower
- Spotlights
- WC
- EPC D-87

Tenure	The premises are available, freehold or on a new lease / leases for terms by arrangement
Price	Upon application
Rent	Upon application
Service Charge	N/A
Rates	2026/2027 Ground Fl RV £32,250 Rates payable £12,319.50. 1st Fl RV £33,000 Rates payable £12,606. 2nd Fl RV £25,000 Rates payable £9,550.
Size	Ground Floor 776 sq ft / 72.13 sq m. 1st Floor 793 sq ft / 73.66 sq m. 2nd Floor 698 sq ft / 64.80 sq m. Total 2,267 sq ft / 210.59 sqm

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: 14/11/2026

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