

## 2 THE GREEN RICHMOND

Basement -195 sq ft Ground floor - 1,479 sq ft 1st floor-1,582 sq ft 2nd floor- 848 sq ft TOTAL 4,104 sq ft



### ADDRESS

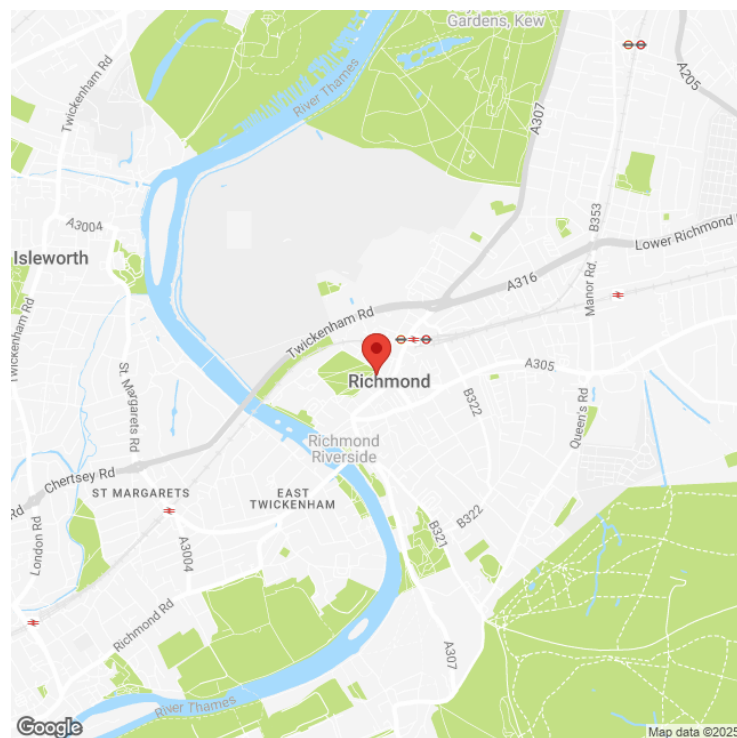
2 The Green  
Richmond  
TW9 1PL

### DESCRIPTION

**Refurbished Period Building with Garden.** The accommodation is located on the southeast side of Richmond Green close to Richmond town centre and station. The property has good road communications with the A316 providing access to the major motorways, central London, Heathrow & Gatwick airports. Rail services are available from Richmond station (National Rail, Overline & Underground - District Line).

2 The Green is Grade II listed commercial building which has recently undergone a comprehensive refurbishment.

Dated: 01/07/2025



## SPECIFICATION

Self-contained building  
 Comfort cooling & heating  
 LED lighting  
 Central heating  
 Underfloor & perimeter trunking  
 Kitchen  
 WCs  
 Shower  
 Fully carpeted  
 Original fireplaces  
 Alarm  
 BT Openreach  
 Storage  
 Comms room  
 Stunning views

**Tenure** New full repairing & insuring lease for a term by arrangement

**Rent** On application

**Rates** RV £155,000. Rates payable £79,360

**Size** Basement -195 sq ft Ground floor - 1,479 sq ft 1st floor-1,582 sq ft 2nd floor- 848 sq ft TOTAL 4,104 sq ft

## 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: 01/07/2025

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