

## 1ST FLOOR HOLBROOKE HOUSE RICHMOND

877 sq ft / 81.50 sq m



### ADDRESS

1st Floor Holbrooke House  
34-38 Hill Rise  
Richmond  
TW10 6UA

### DESCRIPTION

#### All-inclusive Grade A Specification Office Suite To Let

Holbrooke House is situated close to Richmond town centre. Richmond station & Underground (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.

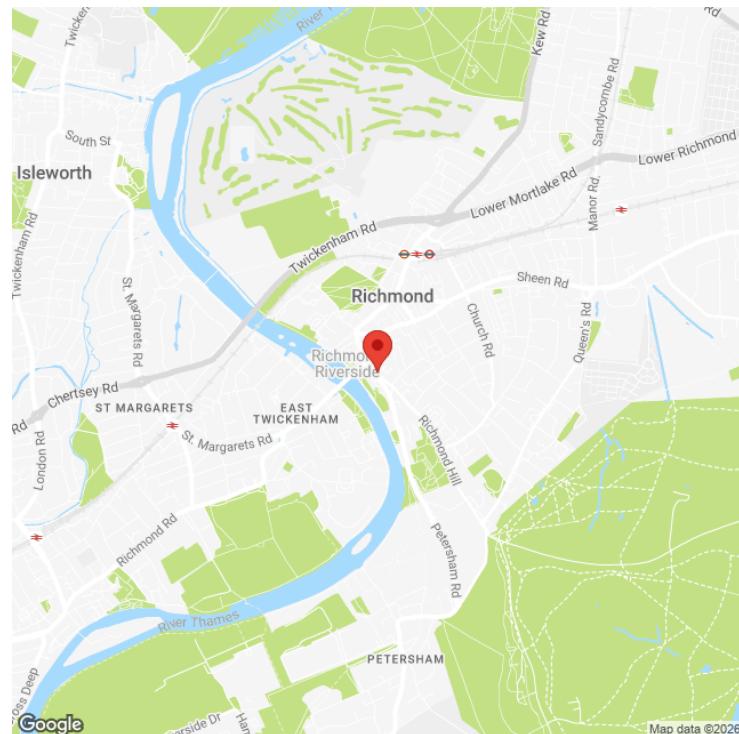
The accommodation is arranged over the first floor at an all-inclusive rate with no hidden costs. A dedicated meeting room is accessed from the main office.

Dated: 12/01/2026



## 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
- 3 WCs



**Tenure** All inclusive lease for a term by arrangement

**Rent** £65,000 per annum + VAT includes business rates, service charge, utilities and cleaning

**Size** 877 sq ft / 81.50 sq m

## CONTACT

### Niall Christian

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Dated: 12/01/2026

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