18 WATER LANE RICHMOND UPON THAMES

1st Floor 1,064 sq ft / 100.43 sq m. 2nd Floor 568 sq ft / 53.70 sq m. Total 1,659 sq ft / 154.13 sq m

ADDRESS

18 Water Lane
Richmond upon Thames
TW9 1TJ

DESCRIPTION

High Specification Offices To Let

18 Water Lane is located adjacent to the highly acclaimed Richmond riverside development, close to the River Thames in the heart of Richmond's town centre. Richmond is within easy walking distance, providing service to both Waterloo Overline and Underground (District Line). The premises are arranged over ground floor entrance and two upper floors of an attractive Victorian brick-built property. The property benefits from an extremely high specification.

Dated: 08/11/2026

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

- New and existing Crittall windows
- Kitchen area
- 2 no WCs
- Underfloor trunking
- Air conditioning
- Spotlights
- Timber floors
- Exposed beams
- Alarm system
- Video entry

Tenure	Leasehold. Available on a new lease for a term by arrangement
Rent	On application
Rates	RV £51,000. Rates payable £29,930 pa (2026/2027)
Size	1st Floor 1,064 sq ft / 100.43 sq m. 2nd Floor 568 sq ft / 53.70 sq m. Total 1,659 sq ft / 154.13 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: 08/11/2026

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