Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

16 Water Lane
Richmond-upon-Thames
TW9 1TJ

698 Sq ft (64.80 Sq m) to 2,267 Sq ft (210.59 sq. m) approx.

HIGH SPECIFICATION OFFICE BUILDING / SUITES

FOR SALE/TO LET

020 8332 7788
Suite A 1 Hill Rise Richmond TW10 6UQ
www.michaelrogers.co.uk

Location

This commercial building is prominently located on Water Lane adjacent to the highly acclaimed Richmond riverside development, close to the River Thames. Being in the heart of this historic Thameside town, the offices benefit from close proximity to good shopping and a multitude of excellent restaurants.

Richmond is one of the most desirable locations in Southwest London, to both live and work, offering extensive transport links and retail amenities. Richmond station is located within easy walking distance, providing service to both Waterloo, Overline and London Underground (District Line).

Description

The premises are arranged over ground and two upper floors of an attractive Victorian brick-built property. The specification is very high and includes:

- Comfort cooling and heating.
- Timber floor.
- Entry phone system.
- Sonos Sound System
- Kitchen.
- Shower.
- Spotlights
- WC

Accommodation:

Floor	Sq Ft	Sq M
Ground	776	72.13
First	793	73.66
Second	698	64.80
Total (Approx.)	**2,267**	**210.59**

Terms:

The premises are available, freehold or on a new lease / leases for terms by arrangement.

Rent:

Upon application.

Price:

Upon application.

Rates:

We have been advised that the floors have the following rateable values.

Floor	Rateable Value	Rates Payable 2026/27
Ground	£32,250	£12,319.50
First	£33,000	£12,606.00
Second	£25,000	£9,550.00

All interested parties are advised to check this information with the Valuation Office Agency.

EPC:

D 87.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

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 with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

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Subject to Contract
April 2026

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