

**16 Water Lane
Richmond-upon-Thames
TW9 1TJ**



**698 sq. ft (64.80 sq. m) approx.
HIGH SPECIFICATION OFFICE SUITE
TO LET**

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

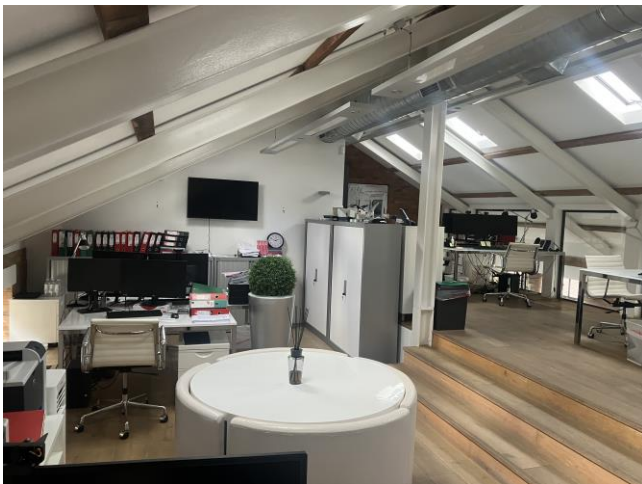
Location:

This office suite 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 South West 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 comprise the second floor of an attractive Victorian brick-built property. The specification is very high and includes:



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

Accommodation:

Floor	Sq Ft	Sq M
Second	698	64.80
Total (Approx.)	698	64.80

Terms:

The premises are available on a new lease for a term to be agreed.

Rent:

Upon application.

**Rates:**

We have been advised that the Rateable Value is £19,250. This will increase to £21,500 on 1st April 2023. 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.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Harry Deacon-Jackson harry.dj@michaelrogers.co.uk

Subject to Contract February 2023

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