

**26 George Street
Richmond
TW9 1HY**



**TOWN CENTRE OFFICE SUITE
TO LET**

2,090 sq. ft. (194.17 sq. m.) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The premises are situated in a prime position in the heart of town centre, on Richmond's main shopping street. 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 has a thriving commercial centre attracting both local and international companies.

Richmond station is located within easy walking distance, providing both National Rail and London Underground (District Line) services.

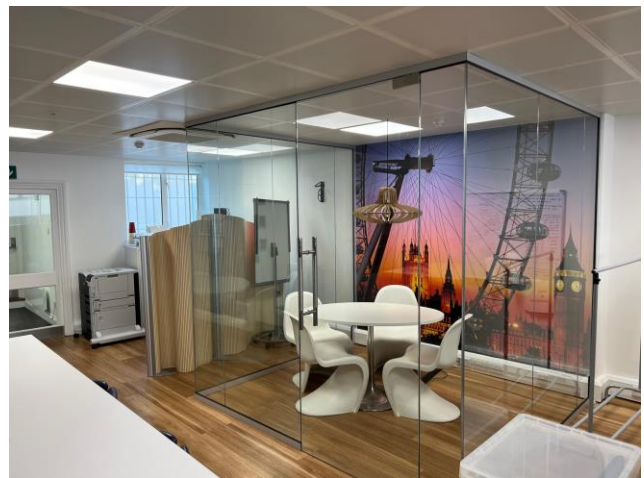
Description:

The available accommodation is situated on two floors, both benefiting from excellent natural light. The offices are predominantly open plan, have their own entrance at ground level from George Street and benefit from the following:

- Perimeter trunking
- Comfort Cooling
- Male and Female WC's
- Kitchen facilities

Accommodation:

FLOOR	SQ FT	SQ M
First	1,094	101.64
Second	996	92.53
Total	2,090	194.17



Terms:

The premises are being offered on a new full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

Rates:

We have been advised that the current Rateable Value is £51,000 with rates payable of £25,449 (2022/23), this will rise to £62,000 for 2023/24. All interested parties are advised to check the rates with the Valuation Office Agency.

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:

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Subject to contract

December 2022

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