

**Michael  
Rogers**

**020 8332 7788**  
[michaelrogers.co.uk](http://michaelrogers.co.uk)

**32 Bardolph Road  
Richmond  
TW9 2LH**



**925 sq ft (85.94 sq m) approx**

**QUALITY SELF CONTAINED OFFICES**

**TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The property is situated just off the Lower Mortlake Road (A316) close to the junction with the B353 Manor Road. It is approximately 1 mile east of Richmond town centre and half a mile east of Mortlake. Kew Bridge is approximately 1.5 miles to the north which provides access to Junction 2 of the M4 motorway. The building is conveniently located within close proximity to Mortlake, North Sheen and central Richmond stations providing both underground and mainline rail services. Richmond town centre offers a wide variety of shops and restaurants.

**Description:**

The available accommodation is self-contained and situated on the ground floor of this popular mixed commercial and residential scheme which was completed in 2006. The property benefits from a good specification including integrated comfort cooling and heating, double glazing, LG3 lighting and perimeter trunking. The unit has its own WC and kitchenette, and the office has a partitioned meeting room.

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	925	85.94
<b>Total</b>	<b>925</b>	<b>85.94</b>



**Terms / Rent:**

The premises are available on a sublease from the existing tenant for a term to be agreed, at a rent of £30,000 per annum.

**Rates:**

We have been advised that the Rateable Value is £18,250 with rates payable of £9106.75 (2017/18–49/9p in £), all interested parties are advised to check this information with the London Borough of Richmond upon Thames.

**Energy Performance Certificate:**

EPC Rating: D84.

**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:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract November 2022

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