

**34 Hill Street
Richmond-upon-Thames
TW9 1TW**



651 sq. ft (60.48 sq. m) approx.

TOWN CENTRE OFFICES

TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

This property is prominently located directly opposite the highly acclaimed Richmond Riverside development. Being in the heart of this historic Thameside town, the offices benefit from close proximity of 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 third floor of an attractive Victorian brick-built property. The available accommodation benefits from its own WC, shower and kitchen.

**Accommodation:**

Floor	Sq Ft	Sq M
Third	651	60.48
Total (Approx.)	651	60.48

Specification includes:

- Air cooling.
- Timber floor.
- Entry phone system.
- Gas central heating.
- Kitchen.
- Shower.
- Spotlights
- WC.

Terms:

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

Rent:

£27,500 per annum inclusive of service charge. Electricity costs are invoiced following monthly meter readings.

Rates:

We have been advised that the Rateable Value is £11,500. All interested parties are advised to check this information with the Valuation Office Agency. Small business rate relief may be available.

EPC:

D 95.

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 September 2022

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