

**51a George Street
Richmond
TW9 1HJ**



3,415 sq ft (317.26 sq m) approx

QUALITY TOWN CENTRE OFFICES

TO LET

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 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 service to both Waterloo and London Underground (District Line).

Description:

The available accommodation is self-contained and arranged over first and second floors offering good quality, architecturally designed offices.

- Timber flooring
- Perimeter trunking
- Central Heating
- Refurbished Male & Female WC's

Accommodation:

Floor	Sq Ft	Sq M
First	2,442	226.87
Second	973	90.39
Total	3,415	317.26

Terms / Rent:

The premises are available on a new lease(s) for a term to be agreed at a quoting rent of £30 per sq ft per annum exclusive.

Rates:

We have been advised that the current total approximate rates payable are £9.95 per sq ft (based upon 2014/5 rateable value), all interested parties are advised to check the rates with the London Borough of Richmond upon Thames.

EPC:

Available upon request.

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

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract October 2014

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