

**8 Printworks House  
27 Dunstable Road  
Richmond  
TW9 1UH**



**1,665 Sq Ft (154.50 Sq m) approx.**

**TOP FLOOR OFFICE SUITE TO LET**

**020 8332 7788**

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

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**Location:**

The Printworks is conveniently located on Dunstable Road, just off Sheen Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

**Description:**

The office suite forms part of a former Victorian Printworks, which underwent a substantial refurbishment in 2007 converting it into 8, highly individual, self-contained office units.

The suite is situated on the second floor and is accessed by its own self-contained entrance and stair case.

**Accommodation:**

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Second floor	1,665 Sq Ft	154.50 Sq m

**Amenities:**

- Comfort Cooling and heating
- Timber Floors
- CAT 6 Wiring
- Shower
- Lift
- Stainless Steel Trunking
- Contemporary Italian Lighting
- Kitchen
- WC's
- Stunning Entrance

**Lease:**

The offices are available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£66,000 per annum exclusive.

**Rating Assessment:**

We are advised that the rateable value is £47,000.

Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards Rates.

**Viewing:**

Through Sole Agents, Michael Rogers;  
Tel: 020 8332 7788

**Niall Christian**      [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

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