

**Onslow House
9 The Green
Richmond TW9 1PX**



542 sq. ft (50.35 sq. m) to 4,158 sq. ft (386.28 sq. m)
approx.

**SELF-CONTAINED OFFICES
WITH GARDENS
FOR SALE/TO LET**

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Location:

Richmond is one of the most desirable locations in south-west London to both live and work, offering excellent transport links as well as high quality retail and leisure amenities. Richmond has a thriving commercial centre attracting both local and international companies. Richmond station provides London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins). Heathrow Airport is also easily accessible, being approximately 13 miles to the west.

The property is situated on south-eastern side of Richmond Green which is a conservation area. There are magnificent views across The Green. For the last 400 years at least, the Green has been edged by houses and commercial establishments. Richmond Green is now one of the most sought after 'addresses' in the area.

Description:

Onslow House is a Grade II listed building constructed in the mid eighteenth century as a town house for the First Earl of Onslow. The building is constructed of load bearing solid masonry external walls with timber floors. There is a small garden to the front of the property and a larger one to the rear. There is also an original wine cellar.

The amenities include:

- Gas central heating
- Fluorescent lighting
- Spot lighting
- Strong room
- Male / Female WC's
- Kitchen
- Excellent natural light
- Gardens

The available office accommodation has the following approximate net internal floor areas:

Area	Sq. Ft	Sq. M
Lower Ground	822	76.39
Ground	850	78.97
First	989	91.88
Second	955	88.72
Third	542	50.35
Total	4,158	386.28

The property is available on a floor-by-floor basis and can be used for numerous commercial uses subject to planning.



The View.



The First Floor Front Office.

Terms:

The property is available leasehold on flexible leasing terms.

The freehold can also be made available.

Rent:

Upon application.

Price:

Upon application.



Meeting Room



Reception



Rear of Building



Rear Garden

Business Rates:

We have been advised that the current rateable value is £123,000 and rates payable of £62,976 (51.2p in £ - 2020/21 multiplier). This equates to £15.15 per sq. ft. As at 1st April 2023 the rateable value will be £141,000.

Interested parties are advised to confirm this information with the Valuation Office Agency.

VAT:

The property has not been elected for VAT.

Energy Performance Certificate:

Upon application.

Planning:

The property originally was part of a town house and used as residential. In the recent past it has been used as offices (B1) although it will now be under E class business use.

Applicants are advised to make their own enquiries with the local authority.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment with sole agents;

Niall Christian – 020 8332 4591

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Subject to Contract February 2023

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