

**Dunstable Lodge,
28 Dunstable Road,
Richmond
TW9 1UH**



498 Sq. Ft (46.27 Sq m) to 1,218 Sq. Ft (113.15) approx.

OFFICE SUITES TO LET

020 8332 7788

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

Location:

Dunstable Lodge 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 available offices are part of a nineteenth century building which underwent a substantial refurbishment creating high specification offices. The amenities include comfort cooling and heating, gas central heating, carpeted, WC's shower and an under-floor trunking system.

Furniture can be made available thereby offering plug and play accommodation.

Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground	498	46.27
First	720	66.88
Total	1,218	113.15

In addition, a further suite of 160 Sq. ft can be made available on the ground floor offering a self-contained building of 1,378 Sq. ft.

**Lease:**

The offices are available on new full repairing and insuring lease/leases for a term to be arranged.

Rent:

Upon application.

Rating Assessment:

The building has the following rateable values: -

Ground floor £9,300.

First floor £12,000.

The poundage rate is 0.499 giving rates payable of £4,640.70 per annum and £5,988 per annum. However small business rate relief should apply.

Service Charge:

Upon application.

**EPC:**

D85.

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Viewing:

Through Sole Agents, Michael Rogers;

Tel: 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract September 2020

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