

**Otterman House
Petersham Road
Richmond TW10 6UW**



5,838 sq. ft (542.4 sq. m) approx.

**SELF-CONTAINED OFFICE BUILDING WITH CAR
PARKING
FOR SALE or TO LET**

020 8332 7788

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

Location:

Richmond is one of the most desirable locations in Southwest 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 in a prominent position on Petersham Road, a short distance south of Richmond Bridge. TRO Group and Synergy Medical are adjacent office occupiers and the Bingham Riverside hotel and restaurant is located opposite the building. The landmark Richmond Riverside development is also only 300m away, home to eBay, PayPal and Gumtree amongst others.

Description:

Otterman House is a prominent, brick-built office building arranged over basement, ground and three upper floors. The accommodation provides a mix of open plan offices and partitioned meeting rooms, with a basement gym area and a large roof terrace on the top floor with partial river views.

Specification / amenities include:

- Air Conditioning
- Raised Floors
- Suspended ceilings with LED lighting
- Lift
- Male / Female WC's
- Gym and showers
- Roof Terrace
- 8 onsite car parking spaces

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

Area	Sq Ft	Sq M
Basement	368	34.2
Ground Reception	181	16.8
Ground	1,118	103.9
First	1,514	140.7
Second	1,514	140.7
Third	1,143	106.1
Total	5,838	542.4



The View



The Terrace

Terms:

Freehold or a New Effective Full Repairing and Insuring lease for a term to be agreed.

Rent:

£225,000 per annum exclusive.

Price:

Upon application.

Business Rates:

We have been advised that the current rateable value is £116,000, with rates payable of £61,712 (2020/21, 53.2p in £). Interested parties are advised to confirm this information with the relevant Local Authority.

Legal Costs:

Each party to be responsible for 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.

Viewing:

Strictly by appointment with sole agents;

Niall Christian – 020 8332 4591

niall.christian@michaelrogers.co.uk

Subject to Contract October 2020

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