

**Michael
Rogers**

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

**Willoughby House, Richmond Road
Richmond Upon Thames
TW1 2AG**



**Flexible Office Suites
To Let**

From 4-person office 1,001 Sq. ft approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location

Richmond is an affluent London suburb lying 8 miles to the west of central London. It enjoys excellent road communications being situated on the A316 dual carriageway which links the M3 at Sunbury to the Southwest and the A4 at Chiswick to the North East. Heathrow Airport lies approximately 8 miles to the north while Richmond station provides direct access by rail to London (Waterloo) with a fastest journey time of 19 minutes as well as by Underground (District Line) and Overground service.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive retail, restaurant, bar, café and leisure amenities. Richmond has a thriving commercial centre attracting both local and international companies, with major office occupiers including eBay, PayPal, Reed and notonthehighstreet.com.

The subject property is located approximately 120 metres to the west of Richmond Bridge, leading to Richmond Town Centre.

Description

The building was constructed in 1982 in the grounds of Willoughby House (circa 1835). The property provides open plan office accommodation over ground and two upper floors set around a central courtyard.

The building has the following approximate net internal area: -

First Floor Office	4-person office	
First Floor Office	6-person office	
Second Floor Office	1,001.00 Sq. ft	93.0 Sq. m

The current specification includes Gas fired central heating, comfort cooling, 5-person passenger lift and perimeter trunking, kitchen and WC facilities.



Tenure

Flexible all-inclusive leases available.

Rent

Upon Application.

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.

Further Information

For further information please contact sole agents:

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Subject to Contract April 2020

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