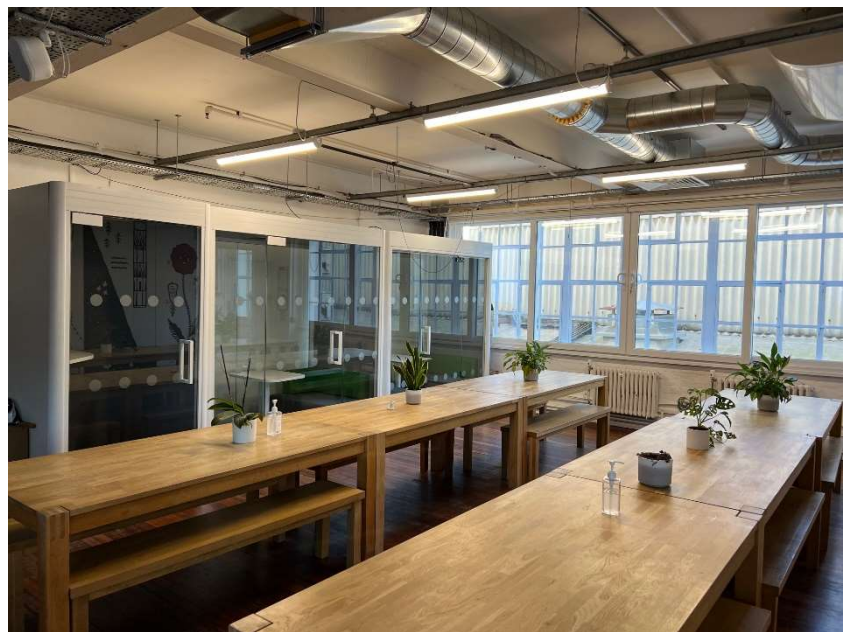


**The Poppy Factory
20 Petersham Road,
Richmond
TW10 6UW**



**Unique Offices
To Let**

4,467 sq. ft (414.99 sq. m) approx.

Location:

The Royal British Legion Poppy Factory is Richmond landmark situated on the east side of Petersham Road at the southern approach to Richmond Town Centre. Richmond British Rail and Underground Station is approximately two thirds of a mile. The town centre is a short walk, where there are a wide range of shops and restaurants.

Description:

The available offices are on the first floor of the 1930's Poppy Factory Building and have their own separate entrance and passenger lift. The offices benefit from excellent natural light.

The offices are generally open plan with some partitioning. The offices have the benefit of the following: -

Comfort cooling.

New double-glazed windows.

Electric blinds.

Central heating.

Kitchen.

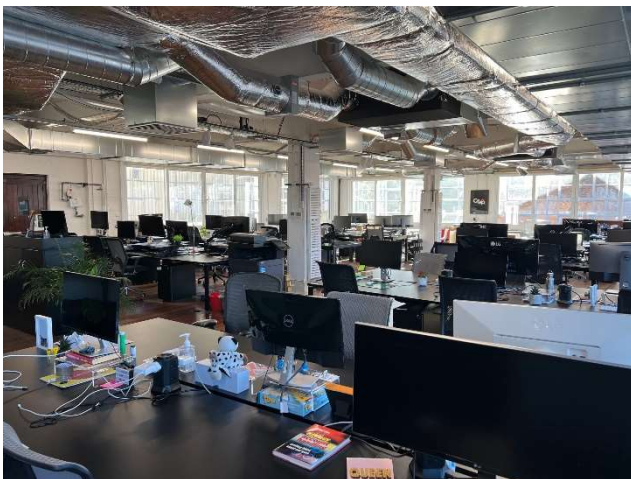
Shower.

Male and female WC's.

Timber floor.

Onsite parking.

The offices have the following approximate net internal office area.



SUITE	SQ FT	SQ M
First Floor Rear	4,467	414.99

Terms:

The offices will be available on new full repairing lease for term by arrangement.

Rental:

£175,000 per annum exclusive.

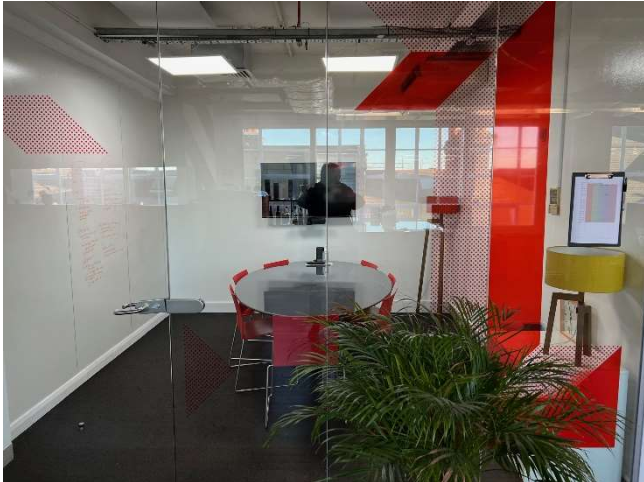
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Regulated by RICS

Service Charge:

Upon application with a separate charge for electricity which is sub metered.

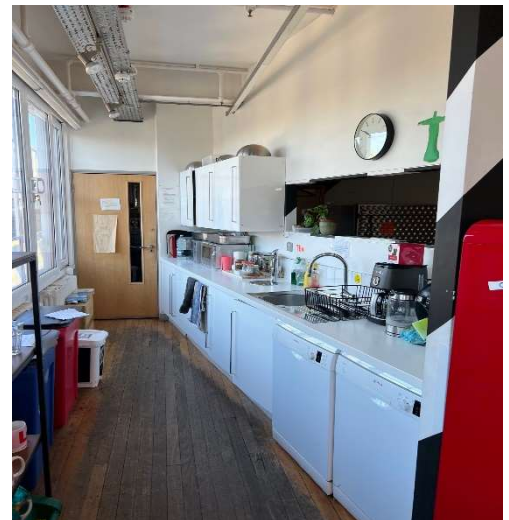
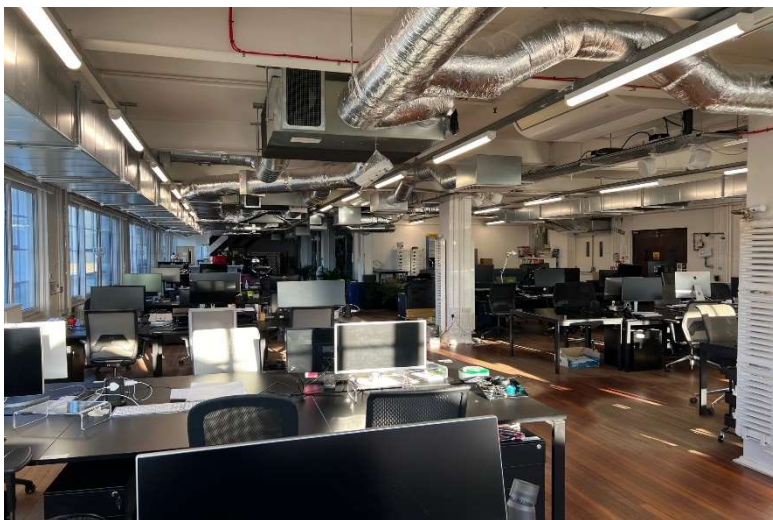


Rates:

The suite has a rateable value of £122,000. Applicants should make their own enquiries with the VOA.

EPC Rating:

Upon application.



Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP.

Niall Christian Tel: 020 8332 7788 Mobile 07780 678684 Email: niall.christian@michaelrogers.co.uk
January 2024

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