

PRELIMINARY DETAILS

**2 The Green
Richmond
TW9 1PL**



4,104 Sq. ft (381.3 Sq. m) approx.

**COMMERCIAL BUILDING WITH GARDEN
TO LET**

020 8332 7788

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

www.michaelrogers.co.uk

Location:

The building is located on the southeast side of Richmond Green within close proximity of the town centre and station.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station (National Rail, Overline and Underground (District Line)).

Description:

2 The Green Richmond is Grade II listed and is eighteenth century, being rendered in the nineteenth century. There are amazing views across Richmond Green. The entrance is via a Roman Doric porch. There are square headed windows with nineteenth century sashes and retaining glazing bars. The building is arranged over basement, ground and two upper floors with each floor divided into several rooms and there is a rear garden.

Amenities:

- Self-contained building
- Comfort cooling and heating
- Cat II fluorescent lights
- Central heating
- Under floor and perimeter trunking
- Kitchens
- WCs
- Fully carpeted
- Original fireplaces
- Alarm
- BT Openreach
- Storage
- Coms room
- Stunning views



The former tenant has recently vacated the property and the building will be subject to dilapidations.

Accommodation:

Floor	Sq. Ft	Sq. M
Basement	195	18.1
Ground Floor	1,479	137.4
First Floor	1,582	147.0
Second Floor	848	78.8
Total approx.	4,104	381.3

Terms:

The premises are being offered on a new full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

EPC:

Upon application.

Rates:

We have been advised that the current Rateable Values is £155,000 which equates to £79,360.

Legal Costs:

Each party to bear 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.

For further information please contact:

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Subject to contract
September 2023

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