

**Unit 0.1 Victoria Villas,  
Richmond.  
TW9 2GW**



**OFFICE SUITE**

**(Potential change of use to residential subject to planning)**

**FOR SALE**

**1,760 sq. ft. (163.51 sq. m.) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

The property is located approximately half a mile to the east of the town centre, accessed via several regular bus services. Rail services are available at North Sheen (Mainline) and Richmond Stations (Mainline, Overground and District Lines).

Richmond is one of the most desirable locations in Southwest 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.

**Description:**

Victoria Villas is a contemporary mixed-use scheme constructed circa 2005 by Huf Haus of Germany. The available accommodation is situated on the ground floor benefiting from excellent natural light.

The offices are predominantly open plan and benefit from the following:

- Granite tiled entrance.
- Entry phone system.
- Eight-person passenger lift.
- Raised floors.
- Electric window blinds,
- Full height glazing.
- Meeting rooms.
- Air conditioning/heating split system.
- Male and female w/c's.
- Kitchen.
- Two car spaces.

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground	1,760	163.51

**Terms:**

The unit is held on an existing lease of 999 years from December 2006 at a ground rent of £100 per annum.

**Price:**

Upon application.

**Rates:**

Upon application.

All interested parties are advised to check the rates with the Valuation Office Agency.

**Energy Performance Certificate:**

Upon application.

**Legal Costs:**

Each party to bear their own legal costs.

**Anti Money Laundering**

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**For further information please contact:**

**Michael Rogers LLP**

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Subject to contract

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