

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

Goodwin House 5 Union Court Richmond TW9 1AA



1,523 sq ft(141.54 sq m) to 1,892 sq ft(175.83 sq m) approx.

OFFICE TO LET

020 8332 7788
Suite A, 1 Hill Rise, Richmond TW10 6UQ
www.michaelrogers.co.uk

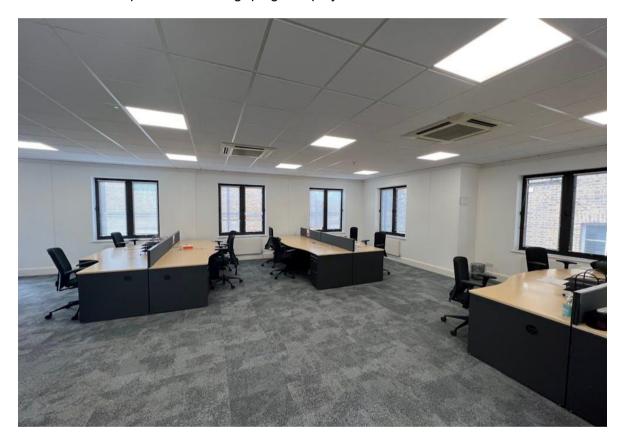
Location:

Goodwin House is located just off Eton Street, in the heart of the prosperous town of Richmond. The town's retail amenities are within a short walking distance of the property. The building benefits from good public transport links with numerous bus routes close by and Richmond railway/underground station (District Line and Overline) less than a 5-minute walk.

Description:

Goodwin House forms part of a development which provides an office and retail scheme in the Richmond-upon-Thames Conservation Area. The development consists of two separate buildings, one facing a shopping street and Goodwin House itself which is accessed from the open street by narrow pedestrian passages. The buildings unite in the interior courtyard, creating a small urban square characteristic of the area. The available accommodation measuring 1,523 sq ft is situated on the first floor with a further suite of 369 sq ft available on the ground floor.

The office suite has the potential of being "plug and play" accommodation.



Amenities:

- Timber and carpet flooring.
- Comfort cooling.
- Gas central heating.
- Raised floor.
- DDA compliant WC.
- Reception room.
- Shower.
- WC's
- Kitchen.
- CCTV.

Accommodation:

The unit has the following approximate net internal area:

Floor	SQ M	SQ FT
First	141.54	1,523
Ground	34.29	369
Total	175.83	1,892



Quoting Rent:

£39.50 per Sq ft

Rating Assessment:

	Rateable Value	Rates Payable
First Floor	£44,000	£21,956
Ground Floor	TBA	TBA

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

Service Charge:

To be confirmed.

Energy Performance Certificate:

First floor office B47

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:

Through Joint Sole Agents,

Michael Rogers. Tel: 020 8332 7788

Niall Christian <u>niall.christian@michaelrogers.co.uk</u>
Harry Deacon-Jackson <u>harry.dj@michaelrogers.co.uk</u>

Or

Martin Campbell and Co. 020 8940 2266

Richard Farndale <u>r.farndale@martincampbell.co.uk</u>

Dominic Arthur <u>d.arthur@martincampbell.co.uk</u>

Subject Contract May 2023

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZRegulated by RICS.