

**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

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Viewing:

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Subject Contract May 2023

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