

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

# Isabella House 12 Union Court Richmond TW9 1AA



2,956 sq. ft (274.72 Sq m) approx.

## **OFFICES TO LET**

020 8332 7788

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

#### Location

Isabella 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**

Isabella 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. Isabella House is accessed from a pedestrian passage. Both structures unite in the interior courtyard creating a small urban square which is characteristic of the area. The accommodation is arranged over First and Ground Floors.

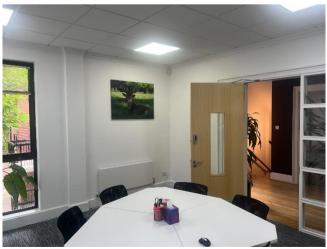
#### **Amenities**

- Comfort cooling.
- Excellent natural light.
- Gas central heating.
- Suspended ceiling.
- LED lights.
- Raised floors.
- WC facilities.
- Passenger lift.
- Reception/gym.
- Kitchen









## **Accommodation**

The unit has the following approximate net internal area:

Floor	SQ M	SQ FT
First	244.14	2,627
Ground	30.58	329
Total	274.72	2,956

## **Quoting Rent**

£39.50 per sq ft

## **Rating Assessment**

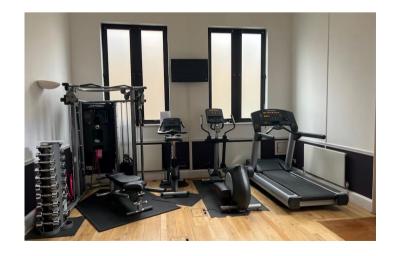
Floor	Rateable Value	Rates Payable
First Floor	£80,500	£41,055
Ground Floor	TBA	TBA

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- B 48



## **Anti Money Laundering**

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## Viewing:

Through Sole Agents, Michael Rogers. 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk 07780 678684

Joshua Thompson joshua.thompson@michaelrogers.co.uk \_07599 107005

Subject to Contract July 2024

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