

**Isabella House  
12 Union Court  
Richmond  
TW9 1AA**



**329 Sq ft (30.58 Sq m) to 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](http://www.michaelrogers.co.uk)

**Location:**

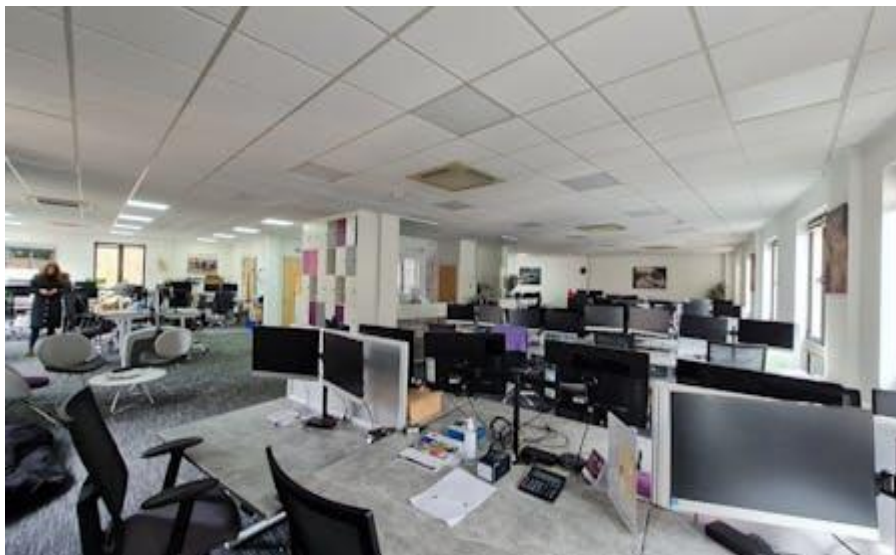
Isabella house occupies a prominent position in the prosperous business centre, situated in a backwater off Eton Street. The offices are located in the heart of the town centre a short walking distance of the retail amenities of the town centre. The office is very accessible via public transport with 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 and create a small urban square characteristic of the area. The available suite is arranged on the first floor.

**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
Part first	170.91	1,839
Part first	73.23	788
Ground	30.58	329
Total	274.72	2,956

**Quoting Rent:**

£39.50 per Sq ft

**Rating Assessment:**

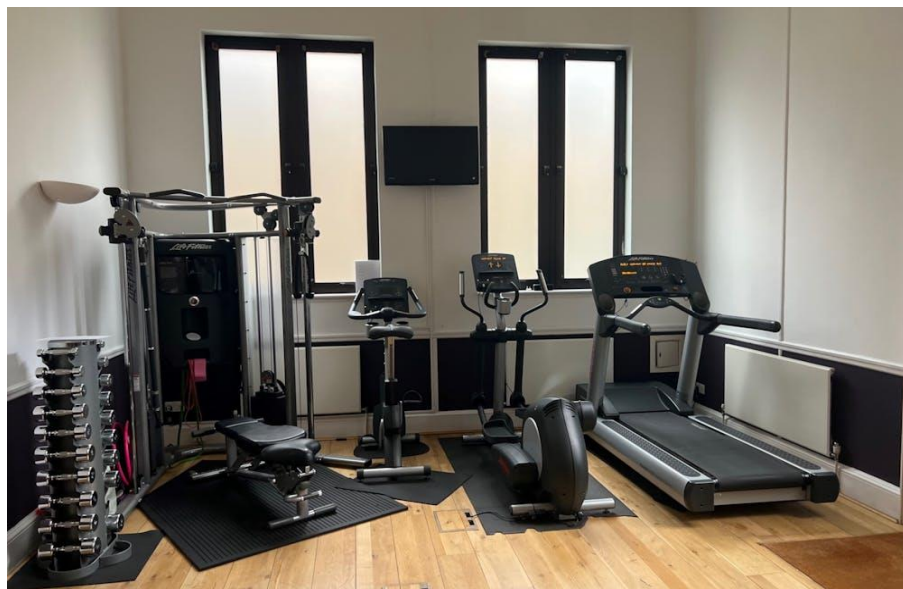
Floor	Rateable Value	Rates Payable
Part first	£80,500	£41,055
Ground		

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



**Service Charge:**

To be confirmed.



## **EPC:**

First floor- B48

## **Anti Money Laundering**

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

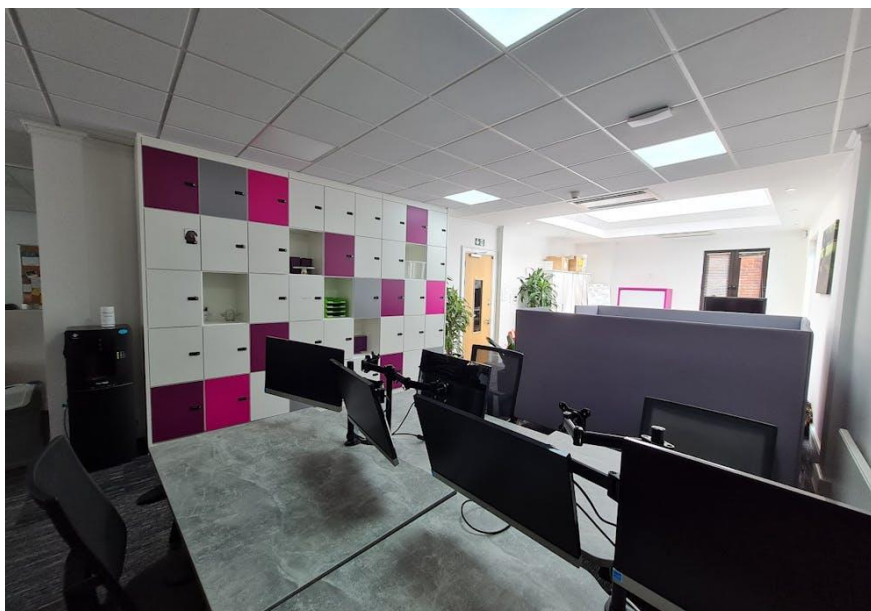
## **Viewing:**

Through Sole Agents,  
Michael Rogers. 020 8332 7788

**Niall Christian** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)  
**Harry Deacon-Jackson** [harry.dj@michaelrogers.co.uk](mailto:harry.dj@michaelrogers.co.uk)

Or

Martin Campbell and Co. 020 8940 2266  
**Richard Farndale** [r.farndale@martincampbell.co.uk](mailto:r.farndale@martincampbell.co.uk)  
**Dominic Arthur** [d.arthur@martincampbell.co.uk](mailto:d.arthur@martincampbell.co.uk)



Subject to 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 9HZ

**Regulated by RICS**