

**3 Printworks House
27 Dunstable Road
Richmond
TW9 1UH**



1,244 sq. ft (115.60 sq m) approx.

OFFICE TO LET

020 8332 7788

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

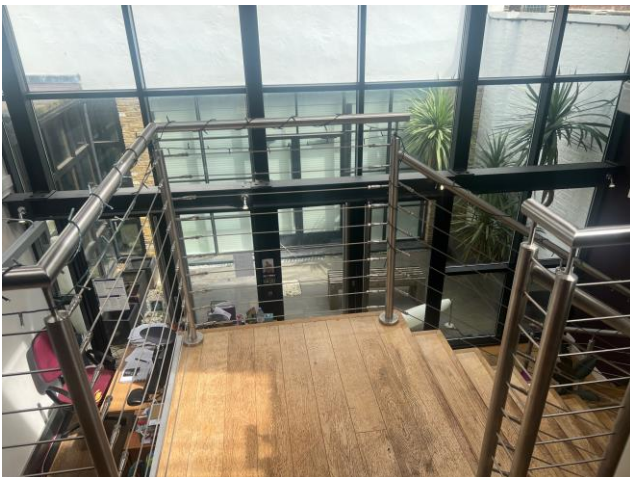
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Location:

The Printworks is conveniently located on Dunstable Road, just off Sheen Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

Description:

The unit forms part of a former Victorian Printworks, which underwent a substantial refurbishment in 2007 converting it into eight highly individual, self-contained office units. Unit 3 is on the ground floor at the rear of the building. The unit benefits from a garden/patio and a mezzanine level.



Accommodation:

The unit has the following approximate gross internal area:

Floor	Sq. Ft	Sq. M
Ground	836	77.05
Mezzanine	408	37.9
Total	1,244	115.60

Amenities:

- Comfort Cooling and heating
- Timber Floors
- CAT 5 Wiring
- Mezzanine floor
- Lift
- Intercom system
- Stainless Steel Trunking
- Spot, inset and hung Lighting
- Kitchen
- WCs
- Stunning Entrance

Lease terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

Rating Assessment:

We are advised that the rateable value is £35,750 and with a multiplier of 0.499 gives rate payable of £17,839.25.

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



Service Charge:

We are advised that the current service charge is circa £7,500 per annum.

EPC:

Upon application

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 Sole Agents, Michael Rogers.
Tel: 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract April 2024

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