

**Brompton House  
97-99 Kew Road  
Richmond  
TW9 2PN**



**OFFICE BUILDING  
2,247 Sq ft (215.00 Sq m)  
TO LET**

**020 8332 7788**  
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

## Location

The property is located in Richmond some 9 miles southwest of central London and 8 miles to the east of Heathrow Airport. Richmond Rail & Tube station provides mainline, District and Overground services, giving easy access to London Waterloo, central London and to Stratford. The property is located close to Richmond Circus and therefore gives easy access to A316 which leads to the M3.

The property occupies a prominent location at the junction of Kew Road and the Lower Mortlake Road, within a 2-minute walk of the town centre and Richmond Train Station.

## Description

The property is laid out over ground floor and mezzanine floor which is accessed via a spiral staircase. The amenities include: -

- Comfort cooling/heating.
- Underfloor trunking.
- Suspended ceiling and spot lighting.
- Carpeting.
- Male and female WC's
- Shower.
- Fully fitted kitchen.



## Accommodation

The property provides the following approximate floor areas.

FLOOR	SQ FT	SQ M
Ground	1,661	154.31
Mezzanine	586	54.5
Total	2,247	215.00

## Business Rates

The property has the following rateable value: -

Rateable Value	Rates Payable
£63,000	£32,130

Applicants are advised to make there own enquiries with the Valuation Office Agency.





### **Energy Performance Certificate**

Upon application.

### **Lease**

The building is available on new full repairing and insuring leases for term by arrangement.

### **Rent**

Upon application.

### **VAT**

The property is elected for VAT.

**Legal Costs:**

Each party to bear their own legal costs.

**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.

**For further information please contact:**

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Subject to Contract

April 2024

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