

3 The Quadrant Richmond TW9 1BP



508 Sq. Ft (47.2 Sq m) to 1,569 Sq. Ft (145.8 Sq m) approx.

REFURBISHED OFFICE SUITES TO LET

020 8332 7788

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

www.michaelrogers.co.uk

Location:

The property is located on the western side of The Quadrant close to its junction with George Street. Number 3 is conveniently located in the centre of Richmond Upon Thames approximately 8 miles southwest of Central London and some 12 miles from Heathrow airport. Richmond Station is a short walk with British Rail link to Waterloo, London Underground District Line and the Over Ground.

The area is well served by local shops and restaurants. Road communications are good with junction 1 of the M3 within 4 miles via the A316. There are also numerous car parks.

Description:

The building is a Victorian mid terrace property arranged over basement ground and 3 upper floors.

The upper floors are all self-contained and have been refurbished to a very high standard. They are accessed via ground floor entrance.

Amenities:

- Comfort cooling and heating.
- Carpeted floors.
- Raised floor.
- Terrace to 1st floor.
- Intercom system
- Perimeter sockets.
- LED lighting.
- Kitchen.
- Three WCs
-

**Accommodation:**

The office suites have the following approximate net internal floor areas:

Floor	Sq ft	SQ M
First	508	47.2
Second	538	50.0
Third	523	48.6
Total	1,569	145.8

Lease terms:

The suites are available on new effective full repairing and insuring leases for terms by arrangement.

Rent:

Rent is exclusive of rates and service charge.

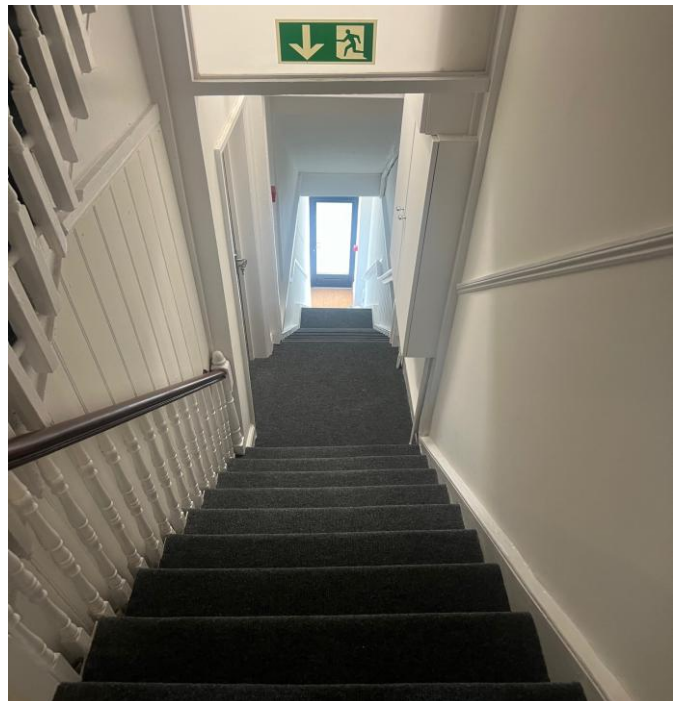
Floor	Rent Per Annum
First	£23,000
Second	£18,000
Third	£16,000
Total	£57,000

Rating Assessment:

We are advised that the suites have the following rateable values.

Floor	Rateable Value
First	£12,500
Second	£12,250
Third	£9,300

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates. Small business rate relief may apply.

**Service Charge:**

Upon application.

Energy Performance Certificates:

We have been advised that the suites have energy performance certificates of B20.

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

Mobile: 07780 678684

Joshua Thompson joshua.thompson@michaelrogers.co.uk

Mobile: 0770 108 6242

Subject to Contract July 2025

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