

**Gateway House
28 The Quadrant
Richmond
TW9 1DN**



GRADE A OFFICES TO LET
EXTENSIVE REFURBISHMENT
6,500 Sq. Ft (603.86 Sq m) approx.

020 8332 7788

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

www.michaelrogers.co.uk

Location:

Gateway House is conveniently located on The Quadrant In the centre of Richmond Upon Thames next to Richmond train station providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services. The A316 is close by giving access to the M3 and motorway network. Heathrow Airport is 12 miles to the west.

Richmond has a wide range of attractions with extensive retail, theatres, cinemas, restaurants, parklands and the River Thames.

Description:

The available suite is on the fourth floor and has undergone extensive refurbishment.

Accommodation:

The unit has the following approximate net internal area:

Floor	Sq. Ft	Sq. M
Part Fourth	6,500	603.86
Total	6,500	603.86

Amenities:

- Double glazed curtain walling system
- Four pipe coiled air conditioning
- New LED lights
- Double-glazed windows
- Raised floor
- New kitchen
- New WC's and showers
- New carpet

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:

Upon application.

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

Service Charge:

Upon application.

EPC:

B27.

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:

Viewings

For further information please contact:

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Subject to Contract June 2026

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