

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



**1,665 Sq Ft (154.50 Sq m) approx.**

**TOP FLOOR OFFICE SUITE**

**FOR SALE or 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 office suite forms part of a former Victorian Printworks, which underwent a substantial refurbishment in 2007 converting it into 8 highly individual, self-contained office units.

The suite is situated on the second floor and is accessed by its own self-contained entrance and staircase.

**Accommodation:**

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Second floor	1,665 Sq Ft	154.50 Sq m

**Amenities:**

- Comfort cooling and heating
- Timber floors
- CAT 6 wiring
- Shower
- Lift
- Stainless steel trunking
- Contemporary Italian lighting
- Kitchen
- WCs
- Stunning entrance

**Lease:**

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

**Rent:**

£60,000 per annum exclusive.

**Price:**

£795,000.

**Rating Assessment:**

We are advised that the rateable value is £57,000 which gives rates payable for 2026/27 of £24,510.00.

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 £11,000 per annum.

**EPC:**

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**Anti Money Laundering**

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**Viewing:**

Michael Rogers LLP. Tel: 020 8332 7788

Niall Christian Tel: 07780 678684 Email: [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson Tel: 07701 086242 Email: [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract May 2026

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