

**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

www.michaelrogers.co.uk

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 eight 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:

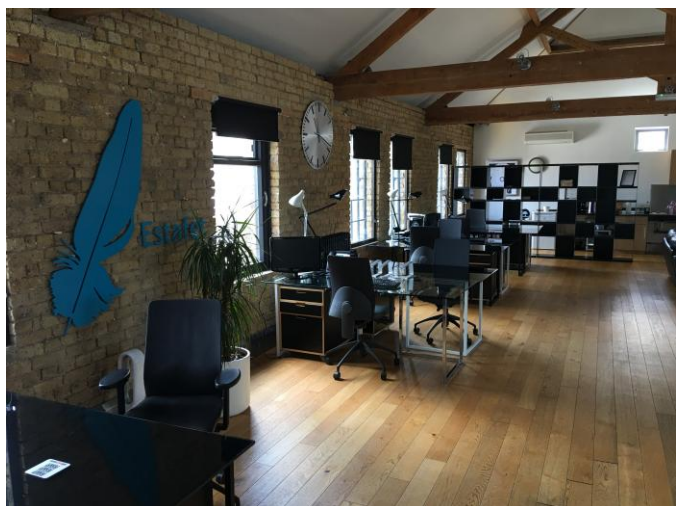
FLOOR	SQ FT	SQ M
Second floor	1,665 Sq Ft	154.50 Sq m

Amenities:

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

Lease:

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

**Rent:**

£50,000 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:

C66



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Viewing:

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Subject to contract May 2026

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