Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisors

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:

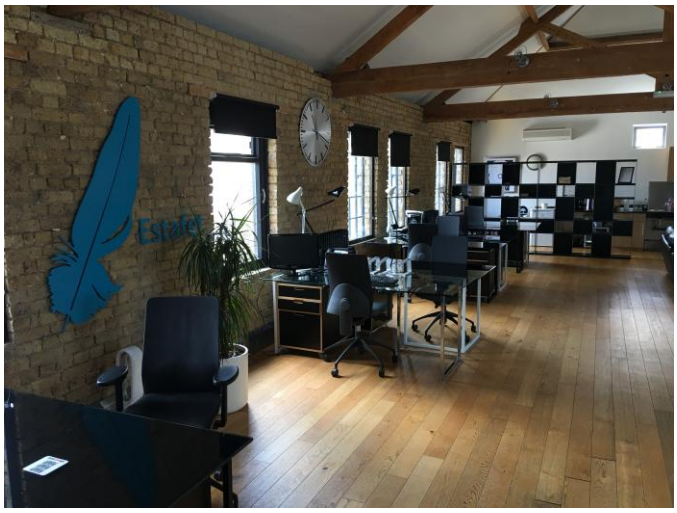
FLOOR	SQ FT	SQ M
Second floor	1,665 Sq Ft	154.50 Sq m

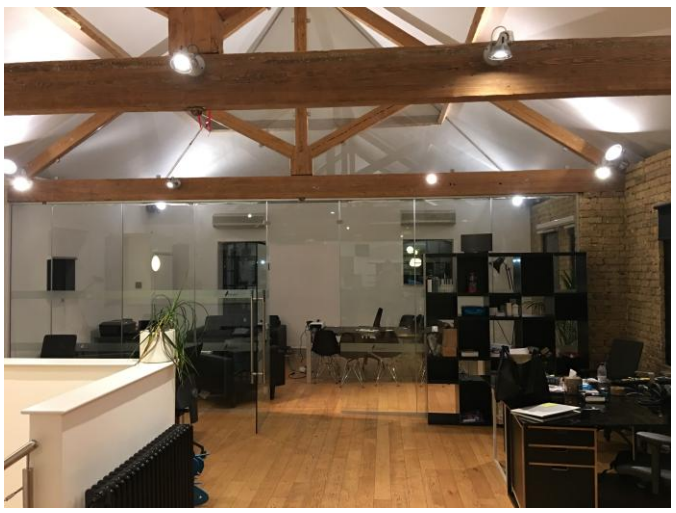
Amenities:

- 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

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:

Michael Rogers LLP. Tel: 020 8332 7788

Niall Christian Tel: 07780 678684 Email: niall.christian@michaelrogers.co.uk

Joshua Thompson Tel: 07701 086242 Email: joshua.thompson@michaelrogers.co.uk

Subject to contract May 2026

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