

**Sandal House.
1-3 Wakefield Road,
Richmond.
TW10 6SD.**



THREE TOWN CENTRE COMMERCIAL UNITS

To Let with Virtual Freehold Available

**438 Sq ft (40.76 Sq m) to 1,968 Sq ft (183 Sq m)
approx.**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

These three self-contained offices are situated in a central position in Richmond's Town Centre, just off Paradise Road, close to Richmond Bus Terminal and British Rail and Underground Station.

Description

1-3 Wakefield Road is a residential building with three ground floor commercial units. The three units have been finished to a very high standard including comfort cooling and heating, fully fitted kitchen, LED light fittings, WC, timber raised floor and are totally self-contained.

The offices have the following approximate gross internal office areas.

Unit	SQ FT	SQ M
A	501	46.56
B	438	40.76
C	1029	95.69
TOTAL	1,968	183.00

Terms

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

The virtual freeholds are also available.

Rent

Upon application.

Price

Upon application.

Business Rates

The units have the following rateables: -

Unit	Rateable Value	Rates Payable Per annum
A	£20,500	£10,229.50
B&C	£57,500	£31,395.00

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

Energy Performance Certificate

Upon application.

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.

For further information please contact sole agents:

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Subject to Contract
July 2024

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