

**1 Church Terrace
Richmond
TW10 6SE**



**TOWN CENTRE OFFICE SUITE
TO LET**

200 sq. ft (18.6 sq. m) approx.

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Location:

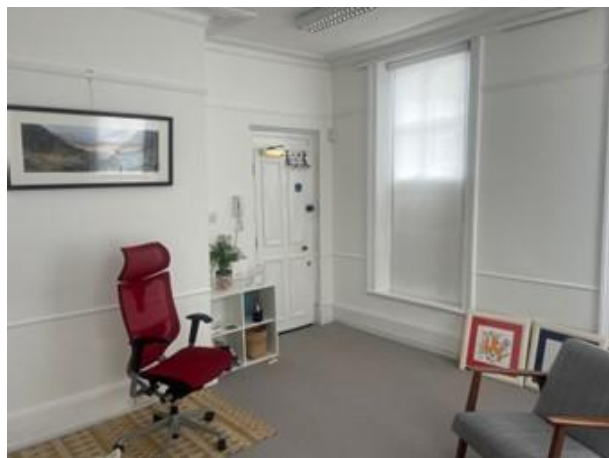
The premises is situated on Church Terrace just off Paradise Road in the centre of the historic town of Richmond which benefits from excellent shopping, numerous restaurants and a superb riverside setting. Other attractions include Richmond Theatre, The Green, Richmond Park and Kew Gardens.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station (National Rail, Overline and Underground (District Line)).

Description:

The accommodation is on the ground floor of a former Georgian town house providing good working space and benefitting from excellent natural light. The premises include an intercom system and shared use of the kitchen and WCs on the lower ground floor.

- Character building
- Excellent natural light
- Shared kitchen and WC
- Intercom system

**Accommodation:**

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground	200	18.60
Total	200	18.60

Terms:

The premises are being offered on a new lease direct from the Landlord for a term by arrangement.

Rent:

Upon application but exclusive of rates but inclusive of service charge.

EPC:

D78.

Rates:

We have been advised that the current Rateable Values are as follows:

FLOOR	Rateable Value	Rates Payable
Ground	£5,500	£2,744.50

Small business rate relief may be applicable. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Legal Costs:

Each party to bear their own legal costs.

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:

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Subject to Contract August 2025

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