

**1<sup>st</sup> Floor, 5 Hill Rise  
Richmond-upon-Thames  
TW10 6UQ**



**508 Sq ft (47.2 Sq m) approx.**

**TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

Situated at the bottom of Hill Rise near to its junction with Bridge Street, the self-contained office suite is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes.

**Description:**

The available accommodation comprises ground floor entrance with first floor office accommodation. The space has recently been refurbished to provide an excellent quality office suite.

**Accommodation:**

	Sq Ft	Sq M
First Floor	508	47.2
<b>TOTAL</b>	<b>508</b>	<b>47.2</b>

- WC
- Kitchenette
- Comfort cooling and heating
- Electric heaters
- Spotlights
- Phone entry system

**Terms:**

A new full repairing and insuring lease for a term to be agreed.

**Rent:**

£22,500 per annum exclusive.

**Rates:**

We have been advised that the current Rateable Value is £20,250. (2022/23 – UBR 49.9p rates payable £10,104.75 per annum), all interested parties are advised to check the rates with the Valuation Office Agency.

**EPC:**

C57.

**Anti Money Laundering**

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

**Legal Costs:**

Each party to bear their own legal costs.

**For further information please contact joint sole agents:****Michael Rogers LLP – 020 8332 7788**

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