

**1st 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

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
TOTAL	508	47.2

- 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:

£19,500 per annum exclusive.

Rates:

We have been advised that the current Rateable Value is £20,250. (2025/26 – 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

Niall Christian 07780 678684
niall.christian@michaelrogers.co.uk

Joshua Thompson 07599 107005
joshua.thompson@michaelrogers.co.uk

Snellers Commercial

Sharon Bastion 0208 943 8932
sharon@snellers.com

Subject to Contract October 2025

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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