

Michael Rogers LLP Chartered Surveyors Commercial Property Advisors

## **SUPERB OFFICES**

# 5 The Green Richmond TW9 1PL



1,096 Sq. ft (101.8 Sq. m) approx.

## **COMMERCIAL ACCOMMODATION**

TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799 www.michaelrogers.co.uk

#### Location:

The building is located on the south-east side of Richmond Green within close proximity of the town centre and station.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

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:**

5 The Green Richmond is Grade II listed and is available in excellent condition.

There are amazing views across Richmond Green. The available accommodation is arranged over lower ground and ground floors.

#### Amenities:

Self-contained unit
Kitchen
WC's
Shower
Timber and carpeted floor
Fireplace
Alarm
Storage
Excellent natural light
Period features
Meeting room





#### **Accommodation:**

Floor	Sq Ft	Sq M
Lower ground	619	57.50
Ground	477	44.30
Total	1,096	101.8





#### Terms:

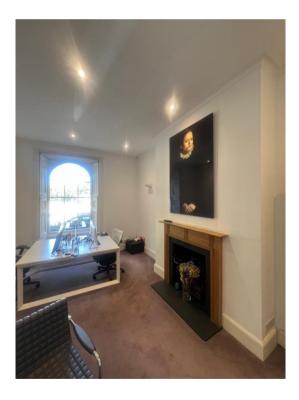
The premises are being offered on a new full repairing and insuring lease for a term by arrangement.

#### Rent:

Upon application.

#### EPC:

Upon application.





#### Rates:

We have been advised that the current Rateable Values is £39,950 which equates to £19,935.05 payable.

### **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:

## Michael Rogers LLP 020 8332 7788

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September 2025

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