

**8 Printworks House  
27 Dunstable Road  
Richmond  
TW9 1UH**



**1,665 Sq Ft (154.50 Sq m) approx.**

**INVESTMENT FOR SALE**

**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:**

The Printworks is conveniently located on Dunstable Road, just off Sheen Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

**Description:**

The office suite forms part of a former Victorian Printworks, which underwent a substantial refurbishment in 2007 converting it into eight highly individual self-contained office units.

The suite is situated on the second floor and is accessed by its own self-contained entrance and staircase.

**Accommodation:**

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Second floor	1,665 Sq Ft	154.50 Sq m

**Amenities:**

- Comfort cooling and heating
- Timber floors
- CAT 6 wiring
- Lift
- Stainless steel trunking
- Kitchen
- WC's

**Lease:**

The office is let short term to Alfabridg Limited, Company No. 10381044, whose registered office is at 703 The View, 20 Palace Street, London, SW1E 5BA on an effective full repairing and insuring lease for a term of two years from the 1<sup>st</sup> November 2025 with a tenant only break option after one year subject to three months' notice. There is a deposit of £13,500.

**Price:**

Upon application.

**Rating Assessment:**

We are advised that the rateable value is £49,500 which gives rates payable of £24,700.50.

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

**Service Charge:**

We are advised that the current service charge is circa £10,000 per annum.

**EPC:**

C66

**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.

**Viewing:**

Through Sole Agents, Michael Rogers.

Tel: 020 8332 7788

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Subject to Contract January 2026

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