

**Dunstable Lodge,  
28 Dunstable Road,  
Richmond  
TW9 1UH**



**1,378 Sq. Ft (128.01) approx.  
SELF CONTAINED OFFICE BUILDING  
TO LET**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

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**Location:**

Dunstable Lodge 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 accommodation comprises of a 19<sup>th</sup> century building which has benefited from a substantial refurbishment to create high specification offices. The amenities include comfort cooling and heating, gas central heating, carpeted, WC's, shower and an under-floor trunking system.

The building was previously in use as a previously been used as a children's clinic. The photographs show the accommodation in its current office use.

**Accommodation:**

The building has the following approximate net internal areas:

FLOOR	SQ FT	SQ M
Ground	658	61.13
First	720	66.88
Total	1,378	128.01

**Lease:**

The property is available on a new full repairing and insuring lease for a term to be arranged.

**Rent:**

Upon application.

**Rating Assessment:**

The building has the following rateable values: -

FLOOR	Rateable value 25/26	Rates Payable 25/26	Rateable value 26/27	Rates Payable 26/27
Ground Suite 1A	£11,000	£5,489	£13,250	£5,830
Ground Suite 1B	£6,300	£2,772	£7,600	£3,344
First Suite 2	£14,250	£6,270	£17,250	£7,590

**Service Charge:**

Upon application.

**Energy Performance Certificate:**

D85.

**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 sole agents:**

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Subject to Contract January 2026

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