

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



1,378 Sq. Ft (128.01) approx.

**SELF CONTAINED OFFICE BUILDING
FOR SALE or TO LET**

0208 332 7788

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

www.michaelrogers.co.uk

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 available offices are part of a nineteenth century building which underwent a substantial refurbishment creating 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 has been used as a children's clinic. The photographs show how it was as used as an office.

Accommodation:

The building has the following approximate net internal area:

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

**Lease:**

The offices are available on new full repairing and insuring lease/leases for a term to be arranged.

Rent:

Upon application.

Price:

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:

Michael Rogers LLP 020 8332 7788

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

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

Subject to Contract January 2026

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