Michael Rogers

6-8 Richmond Hill
Richmond
TW10 6QX

Self-contained office building

To Let

1,320 Sq Ft (122.63 Sq m) approx.

0208 332 7788
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

The premises are situated in a prime position in the Richmond Hill Conservation Area, a short distance from Richmond Bridge and close to the town centre. 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. Richmond station is located within easy walking distance, providing service to both Waterloo and London Underground (District Line).

Description

The accommodation comprises of the first and second floors of an attractive period building, arranged to provide a range of good size offices with good natural light, in addition to communal WC facilities and kitchen on the 1st floor and shower room/WC on the 2nd floor.

The available accommodation comprises self-contained office suites and has the following approximate net internal floor areas:

Floor	SQFT	SQM
First	770	71.53
Second	550	51.10
Total	1,320	122.63

Amenities

- Self-contained office with own front door
- Kitchen
- Shower
- WC
- Comfort cooling and heating.
- Gas fired central heating.

Terms

By way of a new lease on terms to be agreed.

Rent

£48,000 per annum exclusive.

Business Rates

As from 1st April the rateable value of the first floor is £23,250 giving rates payable of £11,601.75 per annum. The rateable value of the second floor is £17,000 giving rates payable of £8,483.00 per annum.

Applicants are advised to make their own enquiries with the \valuation Office Agency.

Service Charge

Upon application.

EPC

C51.

Legal Costs

Each party to cover their own legal costs.

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:

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Subject to Contract February 2026

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