

**50 HILL RISE  
RICHMOND  
TW10 6UB**



**ALL INCLUSIVE OFFICE SUITES  
TO LET**

**204-258 Sq ft (19.0 Sq m-24.0 Sq m) approx.**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

50 Hill Rise is situated at the bottom of Hill Rise close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3 and A3 respectively.

## Description

50 Hill Rise is a wellness centre and benefits from not only office suites but also various treatments, yoga, Pilates etc There is also a Nourish Café in the building.



The suites benefit from the following:

- Garden areas
- Doubled glazed windows
- Comfort cooling and heating
- LED light.
- Plaster board ceilings and walls

The available accommodation has the following approximate net internal floor area:

<b>Suite</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
A	204	19.0
B	258	24.0

### **Use**

Commercial use E. This will include potentially office, gym, medical, etc.

### **Terms**

The suites are available on new all-inclusive licences.

### **Rent**

Suite A £2,750 per calendar month.

Suite B £3,500 per calendar month.

### **Energy Performance Certificate**

Upon application.

### **Legal Costs**

Each party to be responsible for their own legal costs.

### **Anti Money Laundering**

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

### **Viewing:**

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

Tel: 020 8332 7788

Email: [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson

Tel: 0759 910 7005

Email: [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract February 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**