FOR SALE or TO LET



DUNSTABLE LODGE, 28 DUNSTABLE ROAD, RICHMOND TW9 1UH

SELF CONTAINED OFFICE BUILDING

1,378 sq ft / 128.01 sq m

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Dunstable Lodge, 28 Dunstable Road, Richmond TW9 1UH

Self-contained Office Building 1,378 sq ft / 128.01 sq m approx.

Viewing | Niall Christian t: 0208 332 7788 m : 07780 678684 e : niall.christian@michaelrogers.co.uk
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PRICE / RENT | Upon Application

LOCATION

Dunston 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 London Waterloo, in addition to London Underground (District Line) and London Overground services.



DESCRIPTION

The available offices are part of a 19th Century building which underwent a substantial refurbishment creating high specification offices. The amenities include comfort cooling and heating, gas central heating, carpeted, WCs, shower and an underfloor trunking system.

The building has been in use as a children's clinic. The photographs show it as office accommodation.

ACCOMMODATION

The building has the following approximate net internal area:

Floor	Sq Ft	Sq M
Ground	658	61.13
First	720	66.88
Total (approx.)	1,378	128.01



LEASE

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

RATING ASSESSMENT

The building has the following rateable values:

Floor	Rateable Value 26/27	Rates Payable 26/27
Ground Suite 1A	£13,250	£5,830
Ground Suite 1B	£7,600	£3,344
First Floor Suite 2	£17,250	£7,590



SERVICE

Upon application.

EPC

D85.

ANTI MONEY LAUNDERING

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