Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

18 Water Lane
Richmond-upon-Thames
TW9 1TJ



1,659 sq ft (154.13 sq. m) approx.

HIGH SPECIFICATION OFFICES

TO LET

020 8332 7788
Suite A 1 Hill Rise Richmond TW10 6UQ
www.michaelrogers.co.uk

Location

This commercial building is prominently located on Water Lane adjacent to the highly acclaimed Richmond riverside development, close to the River Thames. Being in the heart of this historic Thameside town, the offices benefit from close proximity to good shopping and a multitude of excellent restaurants.

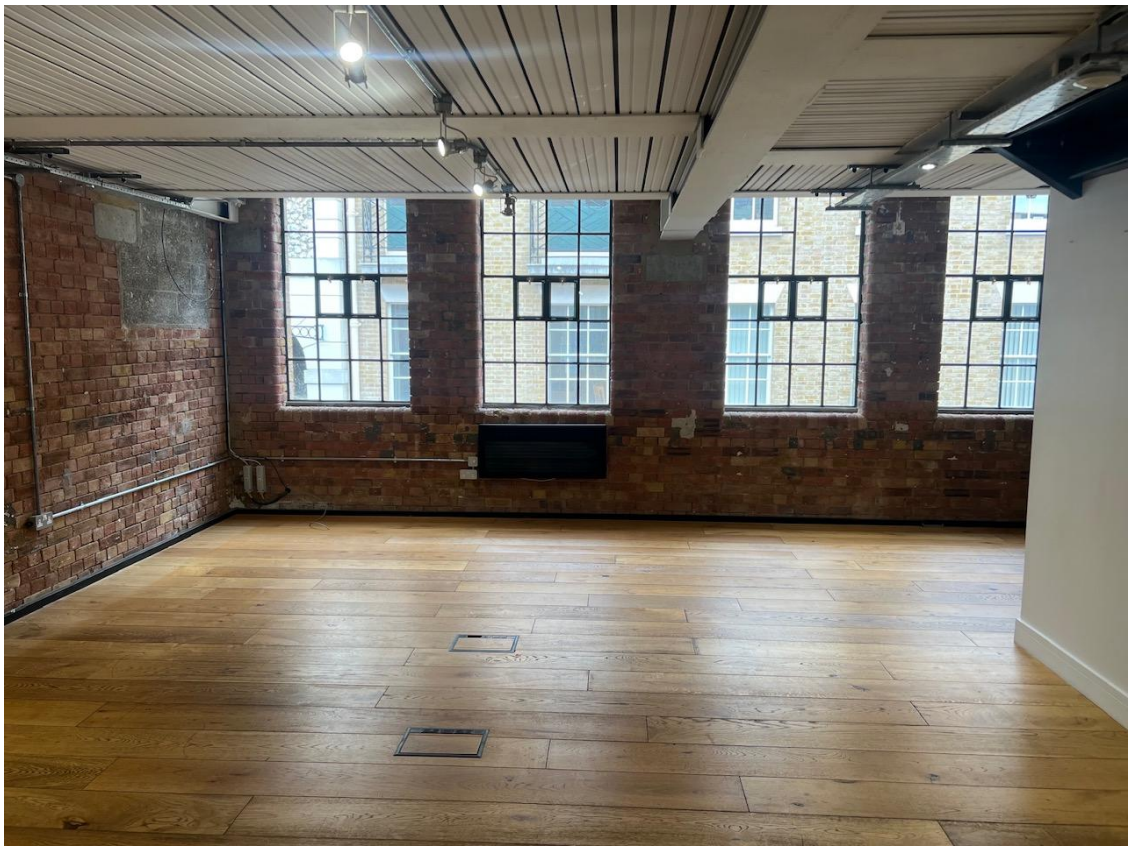
Richmond is one of the most desirable locations in Southwest London, to both live and work, offering extensive transport links and retail amenities. Richmond station is located within easy walking distance, providing service to both Waterloo Overline and London Underground (District Line).

Description

The premises are arranged over ground floor entrance and two upper floors of an attractive Victorian brick-built property, leading directly to the river Thames.

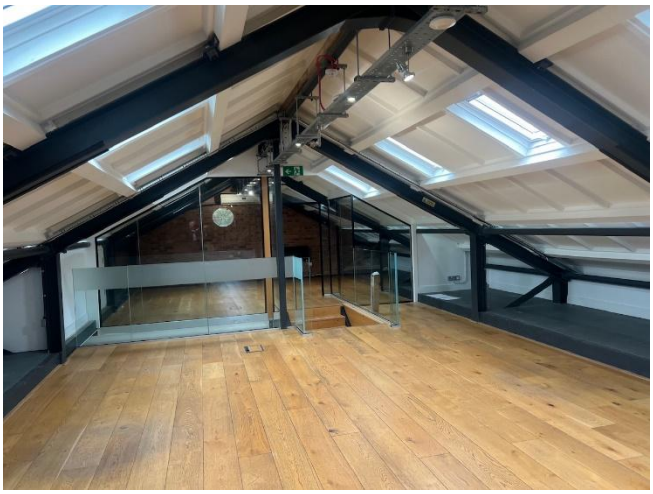
The specification is very high and includes:

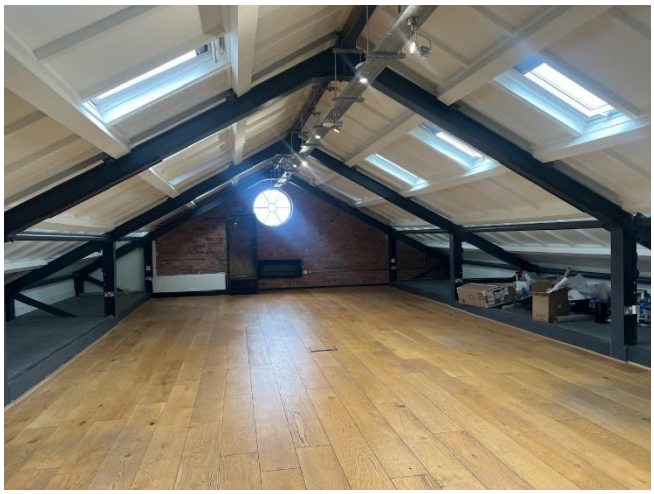
- New and existing Crittall windows
- Kitchen area
- Two WCs
- Underfloor trunking
- Air conditioning
- Spotlights
- Timber floors
- Exposed beams
- Alarm system
- Video entry



Accommodation:

FLOOR	SQ FT	SQ M
Ground Floor Entrance	0	0
First Floor	568	53.70
Second Floor	1,064	100.43
Total	1,659	154.13





Terms:

The premises are available on a new lease for a term by arrangement.

Rent:

Upon application.

Rates:

We have been advised that the accommodation has a rateable value of £51,000 as of 1st April 2026 giving rates payable of £29,930.00 per annum for 2026/27

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All interested parties are advised to check this information with the Valuation Office Agency.

EPC:

D 76.

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 sole agents:

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Subject to Contract
July 2026

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