

## 34 HILL STREET RICHMOND-UPON-THAMES

1st Floor 618 sq ft / 57.40 sq m. 3rd Floor 651 sq ft / 60.48 sq m



### ADDRESS

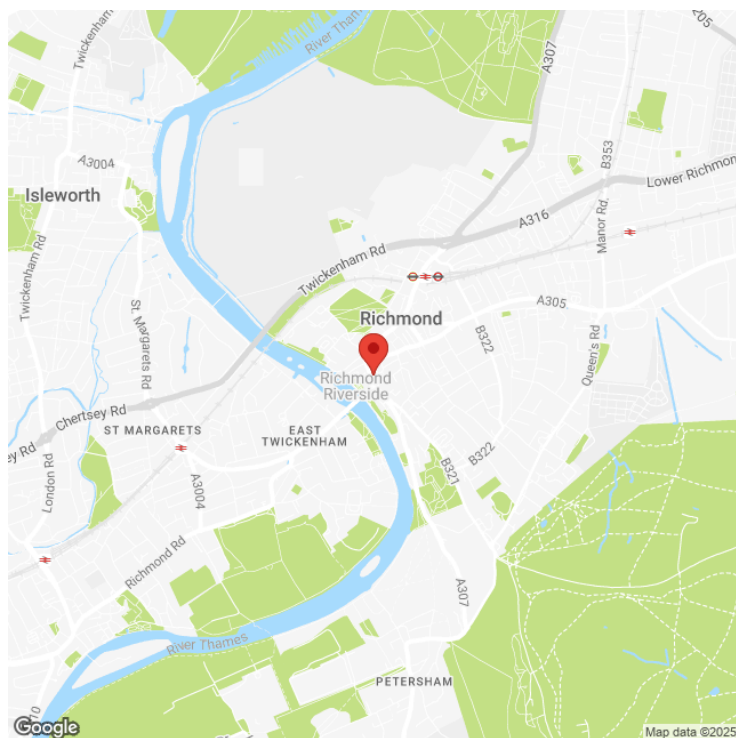
34 Hill Street  
Richmond  
TW9 1TW

### DESCRIPTION

**Town Centre Offices To Let** The property is prominently located directly opposite the highly acclaimed Richmond Riverside development. The available accommodation benefits from being in the heart of this historic Thameside town with close proximity to good shopping and a multitude of excellent restaurants. Richmond station is within easy walking distance providing services to London Waterloo, Overline and London Underground (District Line).

The available offices comprise the entire first and third floors of an attractive Victorian brick-built building. The first floor benefits from its own kitchen and shared WC facilities. The third floor has a kitchen, WC and shower. EPC Rating D-95

Dated: 20/04/2025



## SPECIFICATION

- Air cooling
- Timber floor
- Entry phone system
- Gas central heating
- Kitchen
- Shower
- Spotlights
- WC

|                       |   |
|-----------------------|---|
| <b>Tenure</b>         | Leasehold. Available on a new lease for a term to be agreed.                              |
| <b>Rent</b>           | Each floor has a rental charge of £27,500 pa exclusive.                                   |
| <b>Service Charge</b> | N/A   |
| <b>Rates</b>          | 1st Floor RV £16,000. Rates payable £7,984. 3rd Floor RV £13,250. Rates payable £6,611.75 |
| <b>Size</b>           | 1st Floor 618 sq ft / 57.40 sq m.<br>3rd Floor 651 sq ft / 60.48 sq m                     |

## CONTACT

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Dated: 20/04/2025

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