

## 16 WATER LANE RICHMOND

Ground Floor 776 sq ft. 1st Floor 793 sq ft. 2nd Floor 698 sq ft. Total 2,267 sq ft



### ADDRESS

16 Water Lane  
Richmond  
TW9 1TJ

### DESCRIPTION

#### **High Specification Office Building / Suites For Sale or To Let**

The property is prominently located on Water Lane adjacent to the highly acclaimed Richmond riverside development close to the River Thames. The offices benefit from the close proximity of good shopping and a multitude of excellent restaurants offered in Richmond town centre. The property enjoys extensive transport links. Richmond station is within easy walking distance with services to London Waterloo, Overline and London Underground (District Line).

The premises are of a high specification and are arranged over ground and two upper floors of an attractive Victorian brick built property.

Dated: 23/11/2024



## SPECIFICATION

Comfort cooling and heating

Timber floor

Entry phone system

Kitchen

Shower

Spotlights

WC

EPC D-87

<b>Tenure</b>	Freehold / Leasehold
<b>Price</b>	Upon application
<b>Rent</b>	Upon application
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £19,250.
<b>Size</b>	Ground Floor 776 sq ft. 1st Floor 793 sq ft. 2nd Floor 698 sq ft. Total 2,267 sq ft

## CONTACT

**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** niall.christian@michaelrogers.co.uk

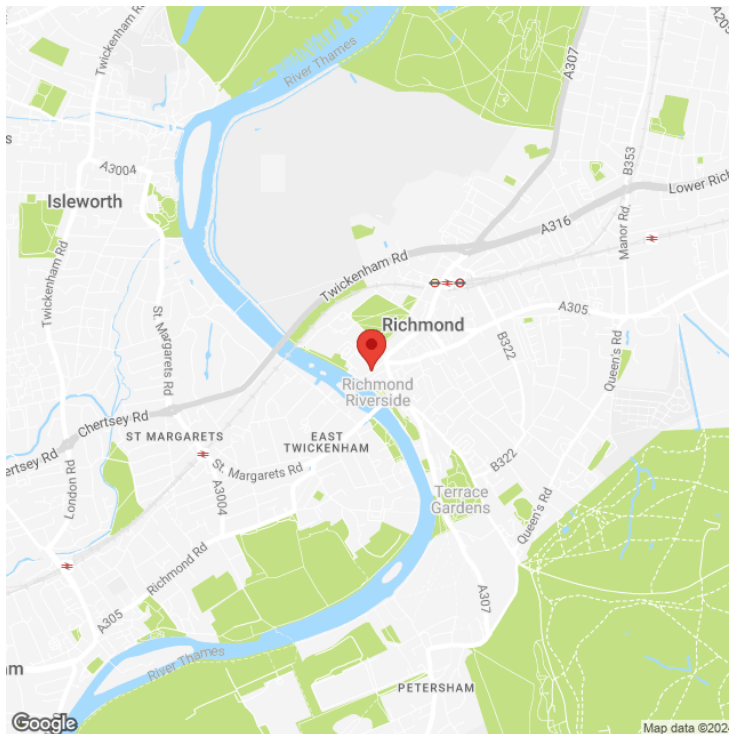
**Joshua Thompson**

Trainee Surveyor

**T** 0208 332 4594

**M** 0759 910 7005

**E** joshua.thompson@michaelrogers.co.uk



Dated: 23/11/2024

The accuracy of any description, dimensions, 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 their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices 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

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ