

## 11-13 SHEEN ROAD RICHMOND

1000 sq ft / 92.90 sq m approx.



### ADDRESS

1st Floor 11-13 Sheen Road  
Richmond  
TW9 1AD

### DESCRIPTION

#### Town Centre First Floor Office Suite

The premises are situated opposite Waitrose in the historic town of Richmond. Road communications are excellent and provide easy access to the major motorways, central London and Heathrow & Gatwick airports. The area is well served by public transport. The available office suite is located on the first floor of the building and has been fully refurbished.

Dated: 18/10/2024



## SPECIFICATION

Comfort cooling & heating

LED lighting

Kitchen

WC

Perimeter trunking

**Tenure** New lease direct from the landlord for a term by arrangement

**Rent** £35,000 per annum exclusive

**Rates** RV £24,750

**Size** 1000 sq ft / 92.90 sq m approx.

## CONTACT

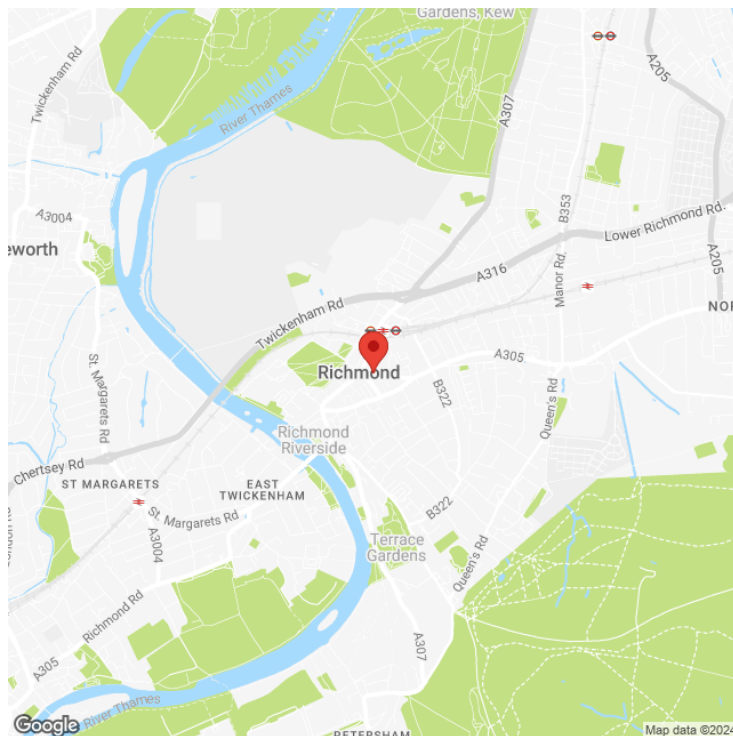
**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

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



Dated: 18/10/2024

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