

**1 Church Terrace  
Richmond  
TW10 6SE**



**TOWN CENTRE OFFICE SUITE  
TO LET**

**527 sq. ft (48.98 sq. m) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

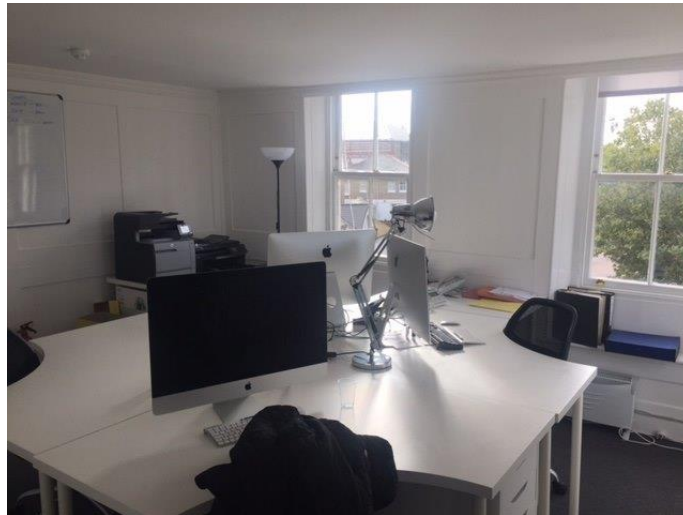
The premises are situated on Church Terrace just off Paradise Road in the centre of the historic town of Richmond which benefits from excellent shopping, numerous restaurants and a superb riverside setting. Other attractions include Richmond Theatre, The Green, Richmond Park and Kew Gardens.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station (National Rail and Underground (District Line)).

**Description:**

The accommodation is on the second floor of a former Georgian Town House providing good working space and benefitting from excellent natural light. The premises include an intercom system and shared use of the kitchen and WCs on the lower ground floor.

- Excellent natural light.
- Shared kitchen and W/C.
- Intercom system.

**Accommodation:**

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Second floor	527	48.98
Total	527	48.98

**Terms:**

The premises are being offered on a new lease direct from the Landlord for a term by arrangement.

**Rent:**

£24,000 per annum exclusive of rates but inclusive of service.

**EPC:**

E106.

**Rates:**

We have been advised that the current Rateable Value is £11,250 with rates payable of £5,523.75 (2019/20 – 49.1p in £). All interested parties are advised to check this information with the Valuation office Agency. Small business rate relief may be applicable.

**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:****Michael Rogers LLP**

**020 8332 7788**

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

Subject to contract  
February 2020

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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

**Regulated by RICS**