

**1 Dee Road
Richmond
TW9 2JN**



2,000 sq ft (185.8 sq m) approx

**QUALITY AIR-CONDITIONED OFFICES/
POTENTIAL FOR D1/D2 USE SUBJECT TO
PLANNING
TO LET**

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

Dee Road is located off the Lower Richmond Road (A316) close to Richmond Town Centre. The property is within easy walk of both North Sheen and Richmond underground (district line) and mainline railway stations. Many bus routes serve the local area.

Richmond provides numerous retail and leisure amenities, is convenient for M3, M4 and M25 motorways and within six miles of Heathrow Airport.

Description:

The premises comprise part of a new mixed-use residential scheme in a location that has undergone substantial redevelopment with many new apartment buildings and ground floor retail / commercial space.

The lower ground floor provides new open plan accommodation for use as offices (B1) or other uses subject to planning permission. The premises are completed to a high level with WC and Shower facilities.

Accommodation:

Floor	Sq Ft	Sq M
Lower Ground	2,000	185.8
Total	2,000	185.8

Amenities:

- Comfort cooling and heating
- Perimeter trunking
- LED lighting
- Shower and WC facilities

Terms / Rent:

On application. A new full repairing and insuring lease is available for a term to be agreed.

Rates:

All interested parties are advised to confirm this information with the London Borough of Richmond upon Thames.

EPC:

EPC Rating: TBC

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering

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For further information please contact:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract January 2018

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