

**17/18 DRYDEN COURT
RICHMOND ROAD
HAM
TW10 5LJ**



1,000 Sq Ft (92.90 Sq M) approx.

First and Second Floor Offices

TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

These first and second floor premises are located on a popular retail parade providing local services in the affluent residential area of Ham. Other nearby tenants include a Sainsbury's Local, cafés, hairdressers, barbers, a pharmacy, a post office, off licence and number of take-away food operators etc. There are meter parking facilities in front of both parades of retail shops. Ham is to the west of Richmond Park, close to the river Thames, with numerous railway stations being in close proximity at Teddington, Strawberry Hill, Twickenham, Kingston and Richmond.

Description:

There are two main offices/ rooms on the first floor, together with a kitchenette and W/C cloakroom, with three smaller rooms on the second floor.

The available accommodation has the following approximate floor areas:

Floor	Sq Ft	Sq M
First	674	62.6
Second	326	30.3
Total	1,000	91.90

Terms:

The unit is available on new lease for a flexible term by arrangement.

Rent:

£25,000 per annum exclusive. Rent is not subject to VAT

Rates:

We have been advised that the rateable value of the property is £13,250 which gives rates payable of £6,611.75. Prospective tenants should make their own enquiries with the Valuation Office Agency.

Legal Costs:

Each party to be responsible for their own legal costs.

Energy Performance Rating:

E117.

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.

Viewing:

Strictly by appointment with joint sole agents.

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Subject to Contract July 2022

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