

**34 Hill Street
Richmond-upon-Thames
TW9 1TW**



618 sq. ft (57.40 sq. m) to 1,269 sq. ft (117.88 sq. m) approx.

TOWN CENTRE OFFICES

TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

www.michaelrogers.co.uk

Location:

This property is prominently located directly opposite the highly acclaimed Richmond Riverside development. Being in the heart of this historic Thameside town, the offices benefit from close proximity of good shopping and a multitude of excellent restaurants.

Richmond is one of the most desirable locations in South West London to both live and work, offering extensive transport links and retail amenities. Richmond station is located within easy walking distance, providing service to both Waterloo, Overline and London Underground (District Line).

Description:

The self-contained available offices comprise the entire first and third floors of an attractive Victorian brick-built property. The third-floor accommodation benefits from its own WC, shower and kitchen.

The first-floor benefits from its own kitchen and shared WC facilities.



Accommodation:

Floor	Sq Ft	Sq M
First	618	57.40
Third	651	60.48
Total (Approx.)	1,269	117.88

Specification includes:

Air cooling.
Timber floor.
Entry phone system.
Gas central heating.
Kitchen.
Shower.
Spotlights
WC.

Terms:

The premises are available on new leases for a term to be agreed.

Rent:

Floor	Rent Per Annum Exclusive
First	£27,500
Third	£27,500

Rent is inclusive of service charge. Electricity costs are invoiced following monthly meter readings.

Rates:

We have been advised that the offices have the following Rateable Values.

Floor	Rateable Value	Rates Payable
First	£16,000	£7,984.00
Third	£13,250	£6,611.75

All interested parties are advised to check this information with the Valuation Office Agency. Small business rate relief may be available on the third floor.

EPC:

D 95.

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 niall.christian@michaelrogers.co.uk

Josh Thompson joshua.thompson@michaelrogers.co.uk

Subject to Contract February 2025

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