

**Halford Chambers
1-3 Halford Road
Richmond-upon-Thames
TW10 6AW**



1,410 sq ft (131.00 sq. m) approx.

TOWN CENTRE OFFICES

TO LET

020 8332 7788

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

Location:

The premises are situated in a prime position in the heart of the town centre, on the corner of Halford Road and Paradise Road close to the main shopping area of Richmond. Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies. Richmond station is located within easy walking distance, providing service to both Waterloo and London Underground (District Line).

Description:

Halford Chambers is a self-contained office building arranged over a ground floor entrance and two upper floors.

The premises benefits from a ground floor entrance, gas central heating, kitchen, male and female WC's.

Accommodation:

Floor	Sq Ft	Sq M
First	835	77.6
Second	575	53.4
Total	1,410	131.0

Terms:

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Rent:

£35 per square foot.

Rates:

We have been advised that the Rateable Value is £29,500 with rates payable of £14,720.50 (2020/21 - 49.9p in £), all interested parties are advised to check this information with the Valuation Office Agency.

EPC:

The property has an energy performance certificate of D83.

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

Subject to Contract July 2020

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