

**Holbrooke House  
34-38 Hill Rise  
Richmond  
TW10 6UA**



**ALL INCLUSIVE OFFICE SUITE  
TO LET  
305 Sq ft (28.3 Sq m) approx.  
GRADE A SPECIFICATION**

**020 8332 7788**

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

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

Holbrooke House is situated at the bottom of Hill Rise near to its junction with Bridge Street. The building is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and Underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3 and A3 respectively.

**Description:**

The offices are arranged over a shared ground floor entrance with three upper floors and are available on a room-by-room basis.

The offices have undergone a Grade A refurbishment which includes following: -

- Video entry system
- Comfort cooling and heating
- Underfloor gas fired central heating
- CLS LED lighting system
- CAT 5 wiring
- Data and comms
- Shower
- Two fitted kitchens with stonework surfaces
- Engineered oak flooring
- Perimeter trunking
- Fibre optic phone line to building
- Three WCs

**Accommodation:**

The unit has the following approximate net internal area:

FLOOR	Size	Cost Per Month
Room 3	305 Sq ft (28.3 Sq m)	£1,950 + VAT

Rent includes business rates, service charge, utilities and cleaning.

**Terms:**

The office room is available on an all-inclusive lease for a term by arrangement.

**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:**

Michael Rogers.

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