

**Marcar House
13 Parkshot, Richmond
TW9 2RG**



**Ground & First floor offices
To Let**

906 sq ft (84.15 sq m) to 2,326 sq ft (216.09 sq m) approx.

020 8332 7788

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

www.michaelrogers.co.uk

Location

Marcar House is situated in Central Richmond with the town's many amenities located nearby including Richmond station (London Underground and Main Line) with a journey time to London Waterloo of approximately 20 minutes. The A316 is a mere yards away giving direct access to both central London and the motorway network in addition to Heathrow Airport, approximately 30 minutes' drive from the property. Richmond is one of the most desirable locations in West London to live and work, offering extensive transport links and retail/leisure amenities.

Description

This building refurbished extensively in the 1980s provides office accommodation over 3 floors. There are two suites available. The recently refurbished suite on the first floor which is divided into four rooms and a suite on the ground floor.

Floor	SQFT	SQM
Ground	1,250	116.14
Ground (Storage)	170	15.79
First	906	84.16
Total	2,326	216.09



Amenities

- Central heating
- Private kitchen
- Comfort cooling
- LED lights
- Fluorescent lights
- Male & female WCs

Terms

By way of new full repairing and insuring leases for terms by arrangement.

Rent

£35.00psf

Business Rates

Floor	Rateable Value	Payable
First	£18,000	£8,982
Ground	£30,250	15,094

Applicants are advised to make their own enquiries with the Valuation Office Agency.

Service Charge

Service charge of approximately £10.50psf (includes electricity).

Legal Costs

Each party to cover 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.

Viewings

For further information please contact:

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Niall Christian: Niall.Christian@michaelrogers.co.uk

Subject to Contract February 2022

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