

**VECTRA HOUSE
36 PARADISE ROAD
RICHMOND UPON THAMES
TW9 1SE**



Refurbished offices

To Let

**1,663 sq. ft (154.55 sq m) to 4,028 sq ft (374.25 sq m)
approx.**

020 8332 7788

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

www.michaelrogers.co.uk

Location:

Vectra House is conveniently located on Paradise Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

Description:

The property is arranged over lower ground, ground and three upper floors totalling some 9,500 sq ft. The building has recently undergone refurbishment. Plug and play space is available.

Amenities:

- Air conditioning
- Raised Floors
- CAT 6 Wiring
- Good natural light
- Kitchen facilities
- Shower
- Passenger lift
- Intercom system
- New reception
- WC's

Accommodation:

The unit has the following approximate gross internal area:

	SQ FT	SQ M
Lower Ground Floor	1,663	154.55
First Floor	2,365	219.80
Total	4,028	374.25

**Terms:**

The offices are available on new effective full repairing and insuring leases for terms by arrangement.

Rent:

Upon application.



Rating Assessment:

Floor	Rateable Value	Rates Payable
Lower Ground	£36,750	£18,338.25
Ground	£50,000	£24,950.00
First	£64,500	£33,024.00

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.



Service Charge:
Upon request.

EPC:
D93

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Viewing:

Through Sole Agents Michael Rogers LLP
Tel: 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract February 2024

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