

**First Floor
11-13 Sheen Road
Richmond
TW9 1AD**



**TOWN CENTRE OFFICE SUITE
TO LET**

1,000 Sq Ft (92.90 Sq m) approx.

020 8332 7788

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

www.michaelrogers.co.uk

Location:

The premises are situated opposite Waitrose in the historic town of Richmond which benefits from excellent shopping, numerous restaurants and a superb riverside setting. Other attractions include Richmond Theatre, The Green, Richmond Park and Kew Gardens.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station. (National Rail, Overground and Underground (District Line)).

Description:

The accommodation has been fully refurbished and benefits from the following: -

- Comfort cooling and heating
- LED lighting
- Kitchen
- W/C
- Perimeter trunking



Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
First floor	1,000	92.90
Total	1,000	92.90



Terms:

The premises are being offered on a new lease direct from the Landlord for a term by arrangement.

Rent:

£35,000 per annum exclusive.

EPC:

C51.

Rates:

We have been advised that the current Rateable Value is £24,750. All interested parties are advised to check this information with the Valuation Office Agency.

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.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP

020 8332 7788

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Subject to contract
October 2023

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