

**St George's House  
15 Saint George's Road  
Richmond  
TW9 2LE**



**First floor office**

**For Sale**

**3,014 sq ft (280.00 sq m) approx.**

**020 8332 7788**

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

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

## Location

St George's House is located on Saint George's Road by Bardolph Road just off the A316 a short walk from Richmond Town Centre. 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. North Sheen Main Line Station is a short walk and Richmond station is also within easy walking distance, providing service to both Waterloo and London Underground (District Line).

## Description

St George's House is arranged over ground and three upper floors. The second and third floors are residential with the ground and first floor being offices.



The available accommodation comprises a self-contained office suite on the first floor and has the following approximate net internal floor areas:

Floor	SQFT	SQM
First	3,014	280.00

## Amenities

- Car parking available.
- Central heating.
- Meeting Room.
- Fitted Kitchen.
- Perimeter parking.
- WC's

**Terms**

The office suite is available on a virtual freehold basis.

**Price**

£1,300,000

**Business Rates**

The property has a rateable value of £82,500 per annum. This gives rates payable of £42,075 per annum. Applicants are advised to make their own enquiries with the Valuation Office Agency.

**Service Charge**

Upon application.

**Legal Costs**

Each party to cover their own legal costs.

**EPC**

B38

**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:

### **Michael Rogers**

Tel: 0208 332 7788

Mobile: 07780 678684

Niall Christian:

[Niall.Christian@michaelrogers.co.uk](mailto:Niall.Christian@michaelrogers.co.uk)

Subject to Contract October 2023

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**