

**Isabella House
12 Union Court
Richmond
TW9 1AA**



**2,956 sq. ft (274.72 Sq m)
approx.**

OFFICES TO LET

020 8332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ

www.michaelrogers.co.uk

Location

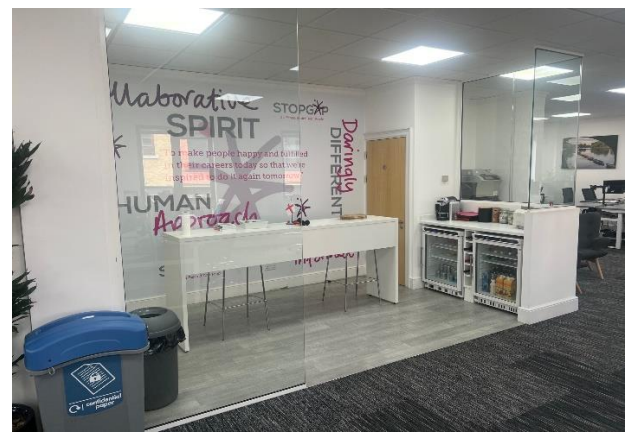
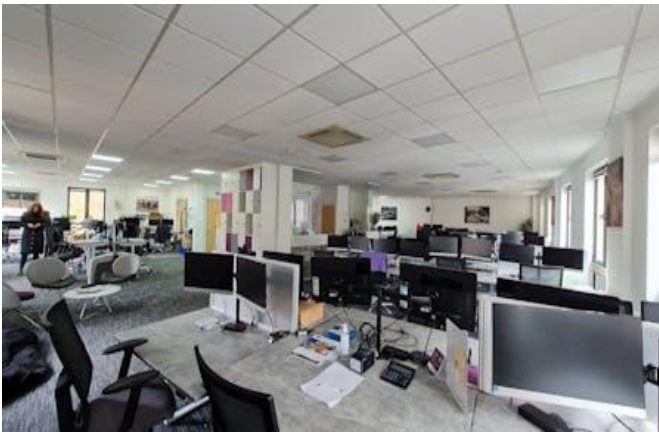
Isabella house is located just off Eton Street, in the heart of the prosperous town of Richmond. The town's retail amenities are within a short walking distance of the property. The building benefits from good public transport links with numerous bus routes close by and Richmond railway/underground station (District Line and Overline) less than a 5-minute walk.

Description

Isabella House forms part of a development which provides an office and retail scheme in the Richmond-upon-Thames Conservation Area. The development consists of two separate buildings. Isabella House is accessed from a pedestrian passage. Both structures unite in the interior courtyard creating a small urban square which is characteristic of the area. The accommodation is arranged over First and Ground Floors.

Amenities

- Comfort cooling.
- Excellent natural light.
- Gas central heating.
- Suspended ceiling.
- LED lights.
- Raised floors.
- WC facilities.
- Passenger lift.
- Reception/gym.
- Kitchen



Accommodation

The unit has the following approximate net internal area:

Floor	SQ M	SQ FT
First	244.14	2,627
Ground	30.58	329
Total	274.72	2,956

Quoting Rent

£39.50 per sq ft

Rating Assessment

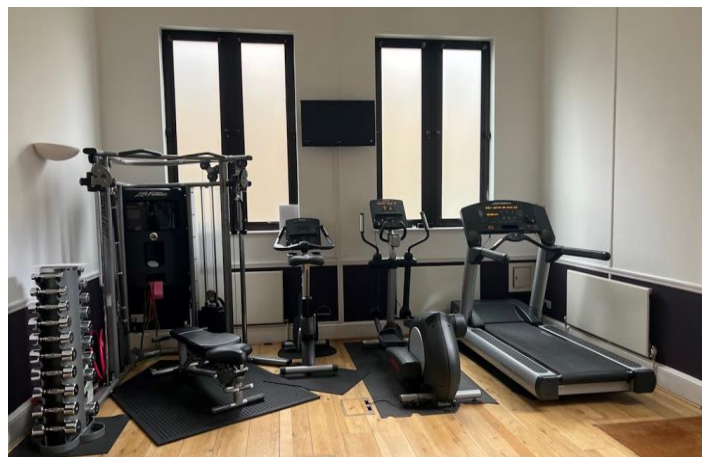
Floor	Rateable Value	Rates Payable
First Floor	£80,500	£41,055
Ground Floor	TBA	TBA

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



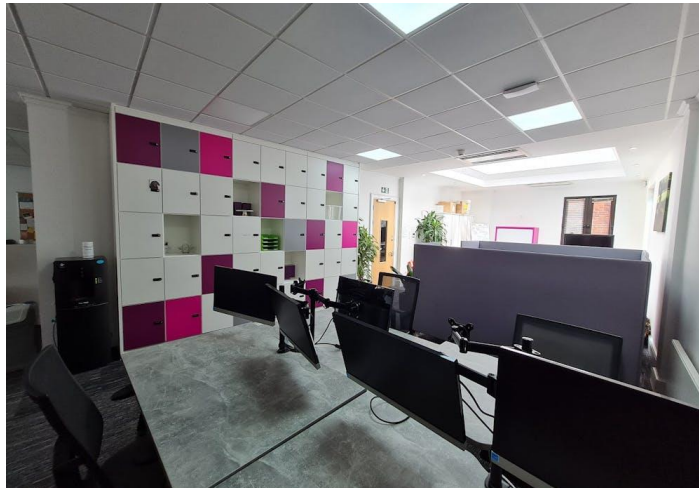
Service Charge

To be confirmed.



Energy Performance Certificate

First floor- B 48



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Viewing:

Through Sole Agents,
Michael Rogers. 020 8332 7788

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Subject to Contract July 2024

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