

## 3 The Quadrant Richmond TW9 1BP



**508 Sq. Ft (47.2 Sq m) to 1,569 Sq. Ft (145.8 Sq m) approx.**

**REFURBISHED OFFICE SUITES TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

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

**Location:**

The property is located on the western side of The Quadrant close to its junction with George Street. Number 3 is conveniently located in the centre of Richmond Upon Thames approximately 8 miles southwest of Central London and some 12 miles from Heathrow airport. Richmond Station is a short walk with British Rail links to Waterloo, London Underground District Line and the Overground.

The area is well served by local shops and restaurants. Road communications are good with Junction 1 of the M3 within 4 miles via the A316. There are also numerous car parks.

**Description:**

The building is a Victorian mid terrace property arranged over basement ground and 3 upper floors.

The upper floors are all self-contained and have been refurbished to a very high standard. They are accessed via ground floor entrance.

**Amenities:**

- Comfort Cooling and heating.
- Carpeted Floors.
- Raised floor.
- Terrace to first floor.
- Intercom system
- Perimeter sockets.
- LED Lighting.
- Kitchen.
- Three WCs

**Accommodation:**

The office suites have the following approximate net internal floor areas:

Floor	Sq ft	SQ M
First	508	47.2
Second	538	50.0
Third	523	48.6
Total	1,569	145.8

**Lease terms:**

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

**Rent:**

Rent is exclusive of rates and service charge.

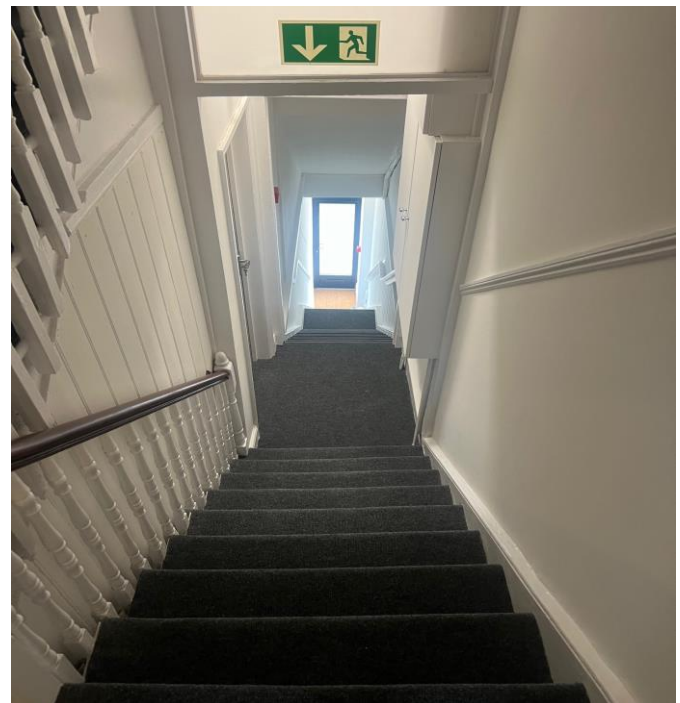
Floor	Rent Per Annum
First	£29,950
Second	£20,000
Third	£20,000
Total	£69,950

**Rating Assessment:**

We are advised that the suites have the following rateable values.

Floor	Rateable Value
First	£12,500
Second	£12,250
Third	£9,300

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

**Service Charge:**

Upon application.

**Energy Performance Certificates:**

We have been advised that the suites have energy performance certificates of B20.

**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.

**Viewing:**

Through Sole Agents, Michael Rogers.  
Tel: 020 8332 7788

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

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Subject to Contract October 2024

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