



28 THE QUADRANT
Richmond, TW9 1DN



COMPLETELY REFURBISHED
GRADE A OFFICES
TO LET

10,322 Sq. Ft (958.90 Sq m) approx.



GATEWAY HOUSE



DESCRIPTION:

Gateway House is a self-contained commercial office building arranged over ground and four upper floors.

The available accommodation consists of the entire fourth floor which has been comprehensively refurbished.

AMENITIES:

- Air conditioned
- Raised floor
- Exposed services
- LED lights.

ACCOMMODATION:

The suite has the following:

| FLOOR | SQ. FT | SQ. M |
|--------|--------|--------|
| Fourth | 10,322 | 958.90 |
| Total | 10,322 | 958.90 |

- Carpeting
- Male and female WCs with showers
- Fully fitted kitchen

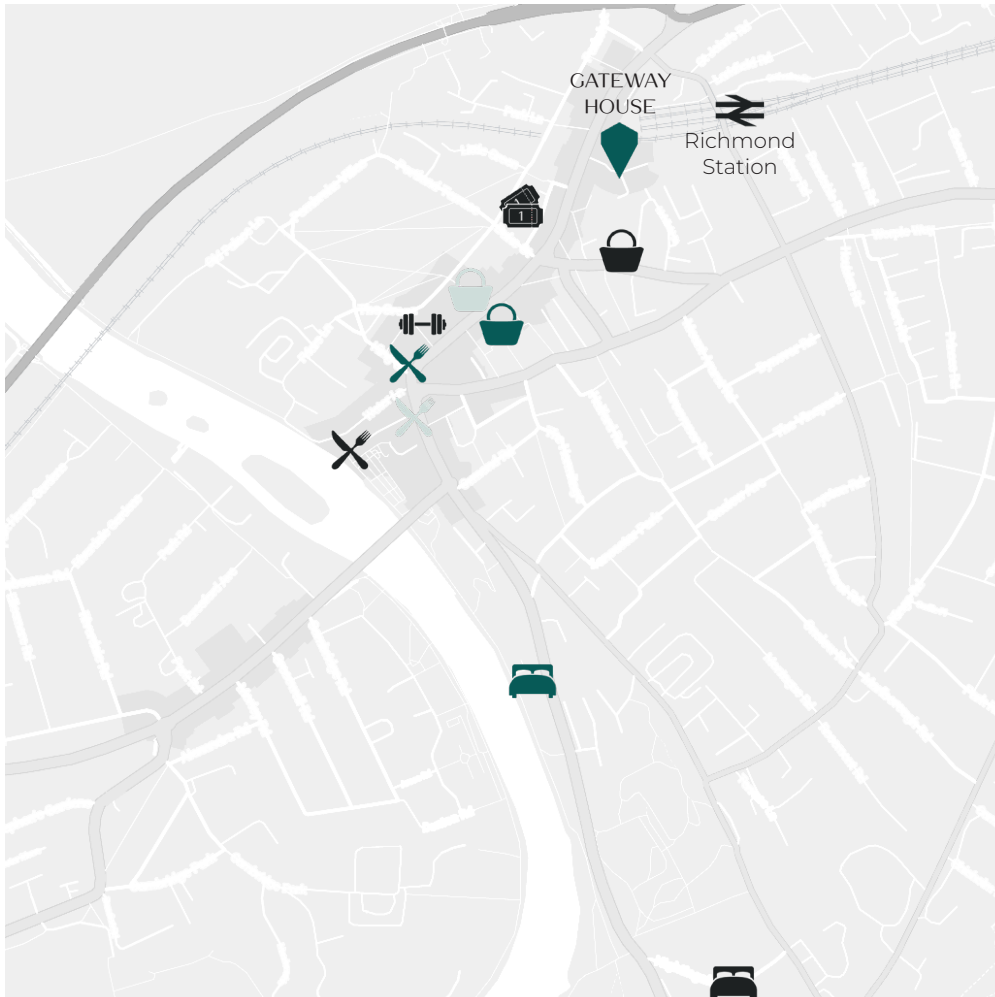
LOCATION:

Gateway House is conveniently located on The Quadrant in the centre of Richmond Upon Thames next to Richmond train station providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

The A316 is close by, giving access to the M3 and motorway network.

Heathrow Airport is 12 miles to the west.

Richmond has a wide range of attractions with extensive retail, theatres, cinemas, restaurants, parklands and the river Thames.



LEASE TERMS:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

RENT:

Upon application.



SERVICE CHARGE:






Upon application.

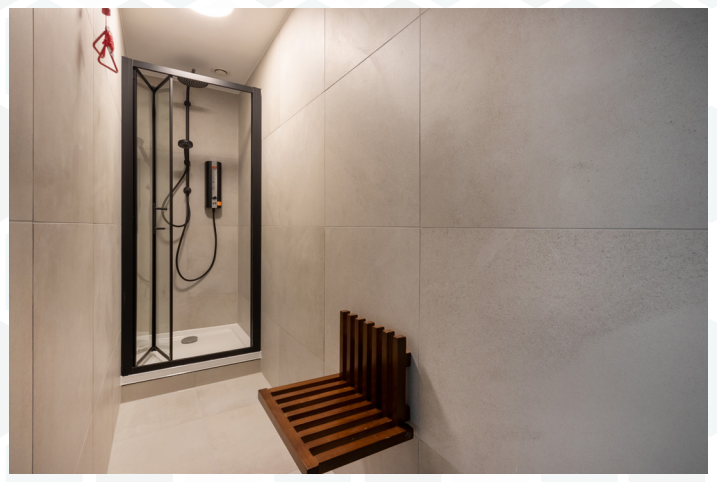


EPC:

Upon application.

LOCAL:

-  Waitrose
-  Marks and Spencer's
-  Reiss
-  Third Space Gym
-  Petersham Hotel
-  The Bingham Hotel
-  Richmond Theatre
-  Scott's Restaurant
-  Sticks "n" Sushi
-  The Ivy



VIEWING: Through Sole Agents, Michael Rogers.

Niall Christian

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RATING ASSESSMENT:

We are advised that the rateable value is £254,127 giving rate payable of £129,604.77. Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards to rates.

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.

SUBJECT TO CONTRACT DECEMBER 2024