

PRELIMINARY DETAILS

**21 Park Lane
Richmond
TW9 2RA**



1,230 Sq ft (114.25 Sq m) approx.

**COMMERCIAL BUILDING
TO LET**

020 8332 7788

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

www.michaelrogers.co.uk

Location:

The building is located on the north side of Park Lane. The A316 (Twickenham Road) is to the north, connecting to the M3 and the M25 motorways to the southwest. Richmond rail station with national rail, overground and underground is a few minutes' walk. The amenities of Richmond town centre are close by, together with both Richmond Green and Old Deer Park. Old Deer Car Park being at the end of Park Lane.

The town 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.

Description:

21 Park Lane is the commercial part of an old Victorian school building where a substantial part has been converted and restored to create 5 residential apartments and 3 terraced townhouses with car parking, at the rear.

The building is arranged over ground and two upper floors.

At present the building is in shell condition allowing a tenant the flexibility

Accommodation:

Floor	Sq. M	Sq. ft
Ground	60.06	652
First	36.70	395
Second	22.90	246
Total	120.20	1,294

Terms:

The premises are being offered on a new full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

EPC:

Upon application.

Rates:

We have been advised that the current Rateable Value is £46,500 and which gives rate payable of £23,203.50.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

Legal Costs:

Each party to bear their own legal costs.

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.

For further information please contact:

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Subject to contract
September 2024

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