

# Goodwin House 5 Union Court Richmond TW9 1AA



**1,892 sq ft (175.83 sq m) approx.**

**OFFICE TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond TW10 6UQ

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**Location:**

Goodwin 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:**

Goodwin 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, one facing a shopping street and Goodwin House itself which is accessed from the open street by narrow pedestrian passages. The buildings unite in the interior courtyard, creating a small urban square characteristic of the area. The available accommodation measuring 1,523 sq ft is situated on the first floor with a further reception suite of 369 sq ft available on the ground floor.

The office suite has the potential of being "plug and play" accommodation.

**Amenities:**

- Timber and carpet flooring
- Comfort cooling
- Gas central heating
- Raised floor
- DDA compliant WC
- Reception room
- Shower
- WC's
- Kitchen
- CCTV

**Accommodation:**

The unit has the following approximate net internal area:

Floor	SQ M	SQ FT
First	141.54	1,523
Ground	34.29	369
Total	175.83	1,892

**Quoting Rent:**

£39.50 per Sq ft

**Rating Assessment:**

Rateable Value	Rates Payable
£44,000	£21,956

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:**

B47

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### Viewing:

Through Sole Agents,

Michael Rogers. Tel: 020 8332 7788

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