

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

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 www.michaelrogers.co.uk

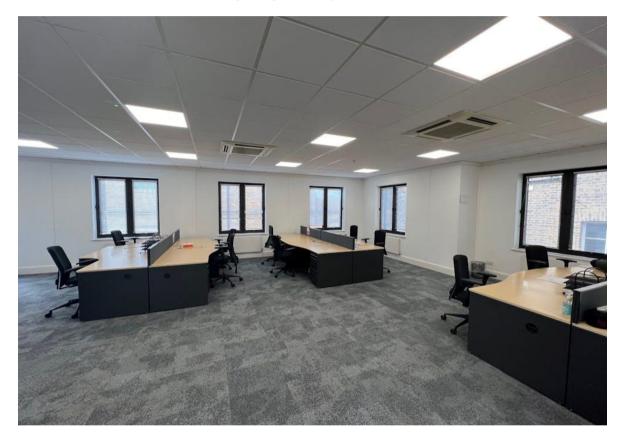
Location:

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.



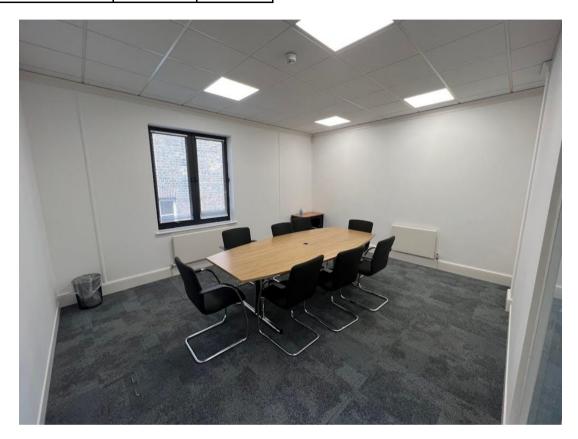
Amenities:

- 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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