

**11-13 Worple Way
Richmond
TW10 6DG**



**COMMERCIAL OFFICE BUILDING
WITH PARKING**

TO LET

2,230 sq ft (207 sq m)

May let on a floor by floor basis.

020 8332 7788

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

www.michaelrogers.co.uk

Location:

The premises are situated in a prime position in the Alberts area of Richmond on Worple Way close to Richmond town centre. The building also has access to Sheen Road. Richmond 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. Richmond station is located within easy walking distance, providing service to both Waterloo, Overground and London Underground (District Line).

Description:

The property was constructed in 1982 and is arranged over ground and two upper floors. The floors are part partitioned and part open plan. The building is available as a whole or by floors.

Accommodation:

The unit has the following approximate gross internal area:

Floor	Sq. Ft	Sq. M
Ground	751	69.70
First	814	75.60
Second	665	61.70
Total	2,230	207.00

Amenities:

- Air conditioning
- Kitchens
- CAT II lighting
- WCs
- Car parking
- Perimeter trunking





Lease terms:

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

Rent:

Upon application.

Rating Assessment:

We are advised that the rateable value is £71,000 and with a multiplier of 0.546 gives rate payable of £38,766.00.

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

EPC:

C52.

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.
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Subject to Contract January 2025

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