

**12 King Street,  
Richmond,  
TW9 1ND.**



**1,145 Sq ft (106.37 Sq m) approx.**

**UNIQUE OFFICES  
TO LET**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The historic town of Richmond benefits from excellent shopping, numerous restaurants, and a superb riverside setting. Richmond British Rail Overline and Underground (District) Station is within a short walking distance.

**Description:**

The available offices are on the second floor of the property, which is located on King Street, just off Hill Street, close to Richmond Green.

**Amenities:**

- Self-contained suite
- Comfort cooling and heating
- LED lights
- WCs
- Shower
- Kitchen
- Fully carpeted

**Accommodation:**

FLOOR	SQ FT	SQ M
First Floor	Let	Let
Second Floor	1,145	106.37
Total	1,145	106.37

**Terms:**

The offices will be available on new full repairing lease for term by arrangement.

**Rent:**

Upon application.

**Business Rates:**

The second floor has a rateable value of £32,250. At a multiplier of 0.499 gives rates payable of £16,092.75

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

**Service Charge:**

Upon request.

**EPC:**

B-47.

**Legal Costs:**

Each party to be responsible for 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 sole agents:****Michael Rogers LLP**

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Subject to Contract  
February 2025

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