

**32 The Quadrant
Richmond
TW9 1DN**



1,017 Sq. ft (94.07 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

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

www.michaelrogers.co.uk

Location:

The property is prominently situated on The Quadrant in Richmond's town centre. The town centre offers a variety of retailers and restaurants. The town's mainline over ground and underground station is within a few minutes walking distance, which provides services on the District Line and trains to London Waterloo with a journey time of less than 20 minutes.

Description:

The unit is arranged over the basement, ground and two upper floors.

Accommodation:

Floor	Sq. Ft	Sq. M
Basement	142	13.2
Ground	379	35.3
First	194	18.1
Second	302	28.1
Total	1,017	94.7

Terms:

The building is available on an existing full repairing and insuring lease for a term of 15 years from October 2021 at a rent of £60,000 per annum exclusive with a tenant only break option at year 10.

Rent:

£60,000 per annum exclusive.

Premium:

£30,000.

Business Rates:

The rateable value is £35,750 giving rates payable of £17,839.25 per annum exclusive. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

C66.

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

Niall Christian 020 8332 4591

niall.christian@michaelrogers.co.uk

Joshua Thompson 07599 107005

joshua.thompson@michaelrogers.co.uk

Subject to Contract
March 2025

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS