

**6 Printworks House  
27 Dunstable Road  
Richmond  
TW9 1UH**



955 Sq. Ft (88.72 Sq m) approx.

**OFFICE TO LET OR FOR SALE**

**020 8332 7788**

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

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**Location:**

The Printworks is conveniently located on Dunstable Road, just off Sheen Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

**Description:**

The unit forms part of a former Victorian Printworks, which underwent a substantial refurbishment in 2007 converting it into eight highly individual, self-contained office units. Unit 6 is on the first floor at the rear of the building. The unit benefits from a separate board room and an external staircase.

**Accommodation:**

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
First floor	955 Sq Ft	88.72 Sq m

**Amenities:**

- Comfort Cooling and heating
- Timber Floors
- CAT 6 Wiring
- Separate meeting room
- Lift
- Intercom system
- Stainless Steel Trunking
- Contemporary Pendant Lighting
- Kitchen
- WC
- Stunning Entrance

**Price:**

Upon application.

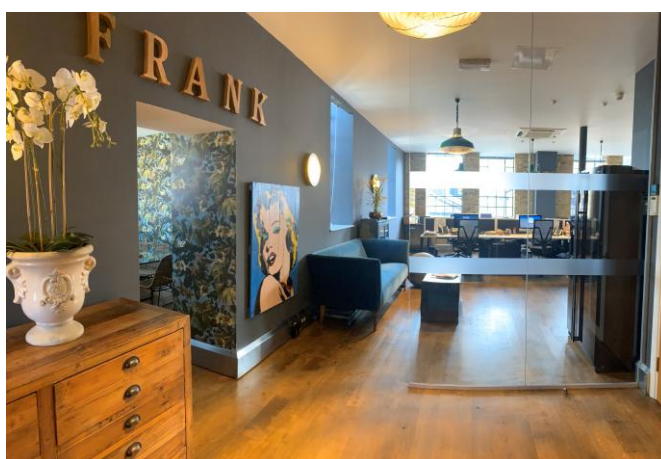
**Lease terms:**

Upon application.

**Rating Assessment:**

We are advised that the rateable value is £29,500 which gives rates payable of £14,720.50.

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

**Service Charge:**

We are advised that the current service charge is circa £6,000 per annum.

**EPC:**

E120

**Anti Money Laundering**

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**Viewing:**

Through Sole Agents, Michael Rogers.  
Tel: 020 8332 7788

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Subject to Contract March 2025

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