

**Holbrooke House
34-38 Hill Rise
Richmond
TW10 6UA**



2,917 sq ft (271 Sq m) approx.

SUPERB SELF-CONTAINED GROUND FLOOR OFFICES

GRADE A SPECIFICATION

TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

www.michaelrogers.co.uk

Location:

Holbrooke House is situated at the bottom of Hill Rise near to its junction with Bridge Street, the building is close to Richmond town centre which offers a range of amenities including most major retailers, a wide selection of bars, restaurants and leisure facilities. Richmond station mainline and underground services (District Line) are within easy walking distance and the area is well served by numerous bus routes. Heathrow Airport is within close proximity with easy access to the national motorway network via the M3 and A3 respectively.

Description:

The ground floor self-contained offices have recently been refurbished to a grade A specification and benefit from the following: -

- Video entry system
- Comfort cooling and heating
- Underfloor gas fired central heating
- CLS LED lighting system
- CAT 5 wiring
- Data and comms
- Shower
- Three WCs
- Engineered oak flooring
- Perimeter trunking
- Fibre optic phone line to building
- Two fitted kitchens with stonework surfaces

Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground Floor	2,917.00	271.00

**Lease:**

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

Rent:

Upon application.

Rating Assessment:

Upon application.

EPC

Upon application

Viewing:

Through Joint Sole Agents,

Michael Rogers;

Tel: 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Featherstone Leigh Commercial

Tel: 020 8332 2707

Andrew Weeks aweeks@flcproperty.co.uk

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