

**22a Hill Street  
Richmond-upon-Thames  
TW9 1TW**



**1,020 sq. ft (94.76 sq. m) approx.**

**TOWN CENTRE OFFICES**

**TO LET**

**020 8332 7788**

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

Fax: 020 8332 7799

**Location:**

The premises are situated in a prime position in the heart of town centre, on one of Richmond's main shopping streets, opposite the Richmond Riverside development. Richmond is one of the most desirable locations in South 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, Overline and London Underground (District Line).

**Description:**

The available accommodation is self-contained with its own ground floor entrance and is arranged over first and second floors. The office is to undergo redecoration.

**Accommodation:**

Floor	Sq Ft	Sq M
First	523	48.59
Second	497	46.17
<b>Total (Approx.)</b>	<b>1,020</b>	<b>94.76</b>

**Specification includes:**

Wall mounted air conditioning.  
Timber flooring & Carpeting.  
Kitchenette.  
WC on each floor.  
Wall mounted radiators.  
Roof terrace.

**Terms:**

The premises are available on a new lease for a term to be agreed.

**Rent:**

£37,500 per annum exclusive.

**Rates:**

We have been advised that the Rateable Value is £23,000. All interested parties are advised to check this information with the Valuation Office Agency.

**EPC:**

D 79.

**Legal Costs:**

Each party to bear their own legal costs.

**For further information please contact:**

**Michael Rogers LLP – 020 8332 7788**

Niall Christian [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Subject to Contract August 2020

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