

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



940 Sq Ft (87.33 Sq m) approx.

OFFICE SUITE TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

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 8, highly individual, self-contained office units. Unit 1 is on the ground floor at the front of the building.

Accommodation:

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Ground floor	940 Sq Ft	87.33 Sq m

Amenities:

Comfort Cooling and heating
Timber Floors
CAT 6 Wiring
Lift
Shower

Stainless Steel Trunking
Contemporary Italian Lighting
Kitchen
Two WC's
Security shutters

**Rent:**

£50,000 per annum exclusive, subject to contract.

Rating Assessment:

We are advised that the rateable value is £25,250 which gives rates payable of £12,372.5

Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards Rates.

Service Charge:

We are advised that the current service charge is £5,000 per annum.

EPC:

E120

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Viewing:

Through Sole Agents, Michael Rogers;
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Niall Christian niall.christian@michaelrogers.co.uk

Clare Lane clare.lane@michaelrogers.co.uk

Subject to Contract September 2018

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