

## Open Market Appraisal



Units 3 , CROSS DEEP COURT & 1-15 HEATH ROAD, TW1 1AW

OCTOBER 2022

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## 1. Introduction

This report has been prepared by a local independent commercial property agent to assess demand on this site as E class employment floorspace, with a focus on first floor ancillary over retail. It includes details on the existing local market, previous marketing & trading history, and the likelihood of a meaningful forward occupation.

## 2. Site Context

Cross Deep Court is a mixed-use, corner-aspect development of apartments over commercial space in Twickenham town centre. Lying at the confluence of two A Roads, the premises sits between King Street Parade (essentially a tertiary parade of supporting trades and services) and Heath Road, the town's lengthy high street. The key shopping parades are opposite on Heath Road and adjacent in King Street and as such the commercial space falls between two stools, relying as it does on destination rather than footfall. This is reflected in the achievable rents compared to the neighbouring parades of leading chain retailers.

Built in the 1980s, the former cinema site has dated badly. It is unusual by modern design standards, with its glazed shopfronts set back behind neo-classical colonnades, a large basement (formerly a snooker hall and now a gym) and its incongruous commercial premises on the first floor.



Lobby entrance



Cross Deep first floor.

## Transport Infrastructure and Services

Twickenham benefits from a fast rail service to London Waterloo (22 minutes), making it a very desirable commuter town. The subject premises are located a 10-minute walk from the train station. Buses stop outside providing connections to Kingston and Richmond town centres, as well as Chiswick and Hammersmith further afield.

The neighbouring streets provide restricted resident parking only via a Controlled Parking Zone (CPZ) in a tightly controlled regime between the hours of 8.30am and 6.30pm. The town is comparatively well-catered for in terms of pay and display parking in nearby Holly Road, Riverside and Aragon Road, with 30 minutes free parking offered to residents.

Compare this to Teddington town centre's CPZ, which at the time of writing is only enforced until 10.30am, allowing visitors to the area to park freely after the rush hour.

## Instruction History

We have been instructed since 2008 in the letting of vacant commercial space at the subject property. The ground and first floor space at 1-15 Heath Road has been in continuous occupation as a school outfitter following the acquisition of Len Smiths by Stevenson's. However, we understand that the tenants will not be renewing their lease as the business continues to move to online sales.

Unit 1, following a very poor run of failed pizza and chicken takeaway users, has been in constant occupation since 2012 as Day Lewis pharmacy, whose policy is to abut GP surgeries, downsizing from substantial running costs whilst operating as ABC pharmacy on King Street.

Whilst the 1<sup>st</sup> floor space is currently utilised for stores and online trading to support the retail ground floor, this is unlikely to be replicated by any replacement tenancy, the site being hampered by parking and delivery issues for goods inward and outward.

We would suggest that neither of these occupiers are destination retailers being dependent on footfall. Day Lewis is in fact closed over the entire weekend trading period.

The same cannot be said for the first-floor premises at unit 3 Cross Deep Court. Since the demise of the Ragam 2 Indian restaurant in 2011, the premises have fared particularly badly, being remarketed by us on 4 occasions.

We attribute the lack of success in finding long-standing occupiers to the unusual design and access. A small lobby leading to the extensive first floor and a lack of signage continues to be detrimental to establishing any meaningful occupation.

(It should be noted that the internal staircase leading to the first-floor ancillary space in Stevenson's is a replacement for similar lobby access which should be reinstated under the terms of the lease.)

The most recent letting, initially to a leading fitness franchise, commenced in April of 2015 following an application for flexible consent to include fitness use. However, by early 2018 the business was already breaching lease commitments. We were again instructed to find replacement tenants and agreed with the consent of existing tenant to carry out a low-key marketing campaign so as not to damage the business further.

It was only the advent of the Coronavirus pandemic which precluded repossession of the premises, with a moratorium on evictions from commercial property until March 2022.

### 3. Market Appraisal

The LBRUT local plan has clear guidance on the marketing of commercial property before considering any application for change of use. For clarity, this report is compiled in the same order of these conditions as sub-paragraphs in [blue](#).

*Be through a commercial agent.*

Milestone Commercial refers to Milestone Commercial Agency Ltd (Registered in England Company No. 4216695) which provides specialist commercial property agency services, established for some 30 years from our Teddington office. We do not operate in the residential market. We provide advice and marketing in all aspects of commercial property including retail, hospitality, office and light industrial for both landlord and tenant.

*The property should be marketed on property databases, search engines and relevant websites.*

During our instructions, the premises have been marketed on our own successful website, (Google front page and 4.6/5 in Google reviews, the highest for any local agent.) The premises were added, at no cost to the owners, on to the Zoopla Commercial property portal as clear leaders in the online marketing of London commercial property. This in turn leads to several 'crawler sites' replicating the marketing, notably Prime Location.

*Identify the last occupier. If the land / buildings are vacant, state the date they were last occupied.*

The last occupier of unit 3 was a well-established fitness franchise. The franchise was not renewed due to costs, and the lessee continued as an independent gym operator. The gym never established itself and with subsequent ensuing significant rent arrears possession was handed back to the landlord in Late 2021.

*The date when marketing began and ceased (if relevant) for each agent, if more than one used.*

We were contacted by the landlords in 2018. We continued to market the premises until deep into the pandemic and only removed details from our website following the decision of the government to stop any business tenancies being brought to an end without a formal arbitration from March 2022.

*It should be clearly stated which land uses the property/site is being marketed for*

We marketed the lobby and first floor as per the flexible consent to any and all applicants with a particular focus on leisure and health for a straight replacement of the existing lease.

*Identify the agents used for marketing and a copy of the agent's particulars, including any amended particulars to be supplied.*

Enclosure 1 Marketing brochures (see below)

*Details of direct marketing used to include a copy of the marketing brochure.*

Marketing brochures have been superseded by online marketing, as has local newspaper and trade magazine advertising. Our particulars are enclosed and provide targeted marketing to a professional standard. We directly marketed the details to our database leading to viewings and follow-up enquiries but no offers.



*Whether a marketing board has been used and the dates it was displayed. Use of a marketing board is advised wherever possible.*

It was agreed with the outgoing tenant and landlords that a marketing board would be wholly detrimental to the continuing business and the ability to meet the terms of the lease.

*Details of the marketing outcomes should include any (a) expressions of interest; and (b) offers made.*

We openly marketed the property from instruction. In this period, we received very good feedback from a targeted campaign to smaller gym operators, yoga and Pilates instructors seeking premises in the local area. We also had enquiries from play café operators (now trading in York Street), an obstetrics clinic, physiotherapists, martial arts schools and a dance studio.

### Suitability

In this appraisal, we will assess the suitability and viability of, as well as the demand for employment floorspace as E use on this site. We will demonstrate how local demand confirms recent trends in vacant floorspace across the borough.

While any proposed residential scheme would benefit from access to shops, local schools, nurseries, nature reserves and local open spaces, the first floor space is a difficult location for employment, with commuting being hampered by a complete lack of business parking and the CPZ covering the whole working day.

Companies regularly report difficulty attracting key staff if there are parking issues to contend with. If the site is retained solely as commercial use, we see no alternative than car journeys being added with frequent commercial vehicle deliveries in what is infamously one of London's pollution hot spots.

### Demand

We enclose a spreadsheet of openly marketed commercial workspace under E class recently gathered from local agents active within the borough and, where applicable, national management companies with local instructions, usually part of an investment portfolio for pension funds and family trusts. The total available vacant commercial space is in the region of **750,000 sq. ft.**

## Covid and the workplace

The predicted return to prior normal working practices following the 2020 Coronavirus Pandemic has not materialised. Whilst there is some evidence of a drift back to workplaces, this is mainly concentrated in central London - The City and West End in particular.

However, these ripples have not made it to the outer commuter belt in the numbers that were hoped for.

In fact, it is our common experience as agents when providing advice to office tenants stuck on residual leases with the concomitant costs to see 2 or 3 key staff in situ where there would normally be 20.

Working practices of companies have changed beyond recognition. Technology has made significant changes to the working day, with remote conferences, video meetings and the transfer of head office support services offshore. All of these factors have impacted on the requirement for traditional open-plan workspace.

## Co-working

The predicted take up of small offices from companies downsizing and relocating has not occurred and the flexible workspaces in the borough remain under-occupied. Shared workspaces or business hubs are aimed squarely at a specific market of London residents unwilling or indeed unable to work from home. The co-working providers know their market well and the focus is on town-centre locations, examples being Regal House, Regus Spaces Teddington and Regus Richmond, all located adjacent to the respective railway stations. The space on offer is rarely affordable in comparison to traditional short let offices and other costs are incurred in service charges (small business rate relief is not available in many shared workspaces).

## 5. Viability

### Sequential testing under E class

In discussions with our clients, we have looked at the likelihood of an alternative user under the expanded E class.



**E (a) Display or retail sale of goods, other than hot food.**

Whilst there have been some successful replacements of late, Twickenham seems to continue to churn its retail base, losing scale retail and services in larger premises as public habits evolve.

Vacant shops in the adjoining parades



A list of notable traders lost from scale footprints include: *Johnsons shoe shop, Halfords, Alberts music shop, Laverstock Farm, Zizzi, Rib Shack, Patisserie Valerie, Twickenham Auctions, Carpet Right, Nat West Bank, Santander, Halifax, Toni & Guy, Hair Associates, Happy Craft, Café Nero, Rugby Store, Bensons, an employment bureau, Peacocks, Dignity Funerals, Topps Tiles, M & Co., Multi York Sofas and Headcase*. Commercial space in new build consented schemes fares particularly badly, we note recent developments at Twickenham Exchange and Heath Road remain on the market.

Distribution from remote third-party warehousing is now the norm, with smaller retail operations now taking advantage of low-cost fulfilment opportunities once only available to the large supply-chain retailers outside of Greater London. It is no longer necessary for smaller operators to maintain staff and provide onsite pick and pack services, allowing them to compete with the larger E commerce retailers. These fulfilment centres are located in purpose-built and out-of-town estates, offering excellent transport links via the motorway network.

***E (b) Sale of food and drink for consumption (mostly) on the premises***

3 Cross Deep Court has previously been used as a restaurant on two occasions and has failed both times. The lack of visible signage and marketing opportunities, along with the small entrance leading to first floor only premises have only added to the inability to sustain restaurant premises on the 1<sup>st</sup> floor.

***E (c) Financial services, professional services, other appropriate services in a commercial, business or service locality, indoor sport, recreation or fitness (not involving motorised vehicles or firearms), provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner), creche, day nursery or day centre (not including a residential use), uses which can be carried out in a residential area without detriment to its amenity:***

All of the above uses are hampered by the first-floor ancillary space, lack of DDA compliant access, parking and kerb-side marketing opportunities.

We note a gym operator is now in situ in the lower ground floor and it is unlikely any similar user would open as a direct competitor within the same building.

**(i) Offices to carry out any operational or administrative functions**

We recently conducted a survey of defined office space within E class, freely available on the open market. There is currently some 750,000 sq. ft. of void office in LBRUT. In 2018 we initially pressed our clients to look at office space given the town-centre location. However, the subsequent years have seen the devastation of the office market - noted in detail in this report - and we do not believe we would find any meaningful occupation as office space. Savills, the leading provider of up to the minute market data and insights on commercial property recently wrote:

*Agile working is also definitely here to stay, but we cannot deny that it will have a dampening effect on the growth in demand for office space. While we expect that current typical 25% occupancy of offices will rise in 2022, we do not expect that it will return to pre-Covid-19 levels. To a degree, this fall in need will be compensated for by rising headcount and space per capita, but we do believe that less desirable offices in less accessible locations will become even harder to let.*

**(ii) Research and development of products or processes**

**(iii) Industrial processes**

These are clearly inappropriate for the predominantly residential property.

**Brexit**

We feel it important to stress the ongoing impact of Brexit on the demand for commercial premises. Take-up was already in great decline following the outcome of the Brexit referendum and we see no real signs of recovery.

This has led to workspace being on the market for prolonged periods - up to 5 years in some cases - with demand continuing at an all-time low. Landlords, who pay void business rates and insurance at 100%, are attempting to incentivise lettings by offering lower rents, rent-free periods, and shorter leases without success.

The demand for workspace has never recovered since the vote. Levels of void commercial space are now mirroring those seen during the banking crash of 2008.

## 6. Conclusion

We welcome the retained ground floor shop space, although the existing design of a recessed shopfront behind colonnades with ancillary 1<sup>st</sup> floor space is redundant and not where the current demand lies.

*We are of the opinion that the first-floor commercial space is beyond its economic usefulness. We ascribe this to a number of factors: poor design and access, the lack of visible marketing opportunities, the oversupply of similar commercial space in the town, the lack of any parking, the growth in online shopping and last mile delivery services and the exorbitant business rates.*

Twickenham is better served for transport links when compared to other town centres in the borough, yet the town continues to suffer from widespread and prolonged vacancies for retail. The long-established Johnsons shoe shop recently closed its doors on the opposite corner and there are still vacant 2 lots on King Street, this after some years and despite heavily incentivised lettings as per Pret A-Manger.

The large footprint at 1-15 Heath Road will struggle to find replacement retail tenants when combined with the first-floor trading area and recessed shop front. The town is already overserved by the move to local convenience by the supermarket giants. There are now 3 Tesco Metros and 2 Sainsburys locals competing with the established Waitrose in the town centre. Nearby Lidl and Asda represent the discount market and there is an array of independent grocery stores between Twickenham Green and the Stadium.

Nat West has joined Halifax, TSB and Santander in shuttering their local branches.

The marketplace is left with a large oversupply of unconvertible office space (where for example, floorplates and fenestrations do not allow for subdivision). In addition to this, there is a surplus of business parks and stand-alone office premises that have been ringfenced by article 4 protection.

Business rates remain a major deterrent to commercial letting and sales (3 Cross Deep is some £8000 payable). Whilst the Covid bail out brought welcome relief to the hospitality and retail sectors, the 50% reduction in business rates payable was not extended to office end-users or indeed landlords with vacant space. Void periods are extending to years not months, with the burden of 100% business rates and insurance falling to the owner.

The lack of parking is wholly detrimental to any commercial scheme located in a tightly controlled CPZ.

Remote working, either in the field or home-based leaves the requirement for office space negligible. We believe that office space on this site will only add to a continuing oversupply.

Since the change of use obtained in 2015 there has been a proliferation of chain gymnasiums, not including some independent specialist training facilities throughout the TW1 and TW2 post codes under PDR:

- *Nuffield Health*
- *Pure*
- *David Lloyd*
- *Blitz*
- *Anytime Fitness*
- *Move*
- *Brewery Wharf*

This includes one in the same building replacing the snooker hall in 2021. The larger, multiple unit operators can offer incentives including access across the portfolio, discounts and 24 hours access and in two locations, swimming pools.

In conclusion, we would not be confident of securing a meaningful letting in this location for either the existing layout for unit 1 Heath Road or unit 3 Cross Deep, both being unsuitable in the modern trading environment.

### Proposals

We note a residential led scheme to change the first-floor ancillary space on both addresses and to bring forward the shopfronts to the building line in keeping with the rest of Heath Road, whilst providing smaller, and therefore affordable, retail units.

This scheme seems to be the most commercially viable route, providing continued retail use in keeping with modern logistics and supporting Heath Road as a retail destination and indeed at the smaller retail spaces at far end of Heath Road, where there are currently no vacancies. In addition, this could help in some small way to ease of the chronic shortage of housing in Twickenham and we fully support the application.

## Background Information on Author

Milestone Commercial refers to Milestone Commercial Agency Ltd (Registered in England Company No. 4216695) which provides specialist local commercial property agency services.

Established for 25 years from our Teddington offices, we offer associated professional services via our retained FRICS surveyors Milestone and Collis and Chapman Consulting. We provide valuation services, advice and marketing in all aspects of commercial property including retail, office, light-industrial and industrial for both landlord and tenant.

We also provide development appraisals and specialise in freehold sales and acquisitions. The market appraisal of this property has been conducted by Michael P Martin of Milestone Commercial Agency Ltd. who has 25 years of direct experience in the local property market and has been managing director of the above-named agency for 14 years.

Milestone Commercial Agency Ltd. does not operate in the residential market and is a separate business to any similar named estate agency.

Please note this information is provided in good faith and without prejudice.

Signed:



Michael P Martin

Managing Director

Milestone Commercial Agency Ltd  
Registered in England Company No. 4216695



## FORMER OFFICE PREMISES ON THE OPEN MARKET

Address	(sq.ft.)	Agent
3 High Street, Hampton Hill, TW12 1NB	438	Snellers
Crest House, 102 - 104 Church Road, Teddington, TW11 8PY	4827	Snellers
39 High Street, Hampton Hill, TW12 1NB	272	Snellers
Ground, First & Second Floor, 13 Castle Mews, Hampton, TW12 2NN	11789	Snellers
40c Heath Road, Twickenham, TW1 4BZ	484	Snellers
Ground Floor, F3 Kingsway Business Park, Oldfield Road, Hampton, TW12 2HD	704	Snellers
1H Queens Road, Teddington, TW11	602	Snellers
Ground Floor, Cairns House, 10 Station Road, Teddington, TW11 9AA	4553	Snellers
First Floor, F3 Kingsway Business Park, Hampton, TW12 2HD	305	Snellers
5 Teddington Business Park, Station Road, Teddington, TW11 9BQ	828	Snellers
3 The Causeway, Teddington, TW11 0HA	1572	Snellers
159a High Street, Hampton Hill, TW12 1NL	1404	Snellers
7 Teddington Business Park, Station Road, Teddington, TW11 9BQ	875	Snellers
Epic House, 128 Fulwell Road, Fulwell, Teddington, TW11 0RQ	2744	Snellers
23 London Road, Twickenham, TW1 3SX	765	Snellers
Platts Eyot, Lower Sunbury Road, Hampton, TW12 2HF	3846	Snellers
300 - 302 Sandycombe Road, Kew, TW9 3NG	1422	Snellers
Queen Anne House, 15 Thames Street, Hampton, TW12 2EW	260	Snellers
Ground Floor Suite, Crest House, Teddington, TW11 8PY	850	Snellers
24 The Green, Twickenham, TW2 5AD	1089	Snellers
87 Railway Road, Teddington, TW11 8RZ	1335	Snellers
2 The Mews, Bridge Road, St. Margarets, TW1	630	Snellers
6 High Street, Teddington, TW11 8EW	1793	Snellers
7 Alpha Road, Teddington, TW11 0QG	1918	Snellers
Regal House, London Road, Twickenham, TW1 3QS	3000	Snellers
Unit G, Kingsway Business Park, Oldfield Road, St. Margarets, TW12 2HD	1,349	Snellers
17 Crane Mews, Gould Road, Twickenham, TW2 6RS	692	Snellers
46 High Street, Hampton Hill, TW12 1PD	1628	Snellers
Twining House, 43 - 57 London Road, Twickenham, TW1 3SZ	1641	Snellers
Allied House, Second floor, 29 - 39 London Road, Twickenham, TW1 3SZ	4384	Snellers
First Floor, 6 Park Road, Teddington, TW11 0AA	400	Snellers
First Floor, 4 Mount Mews, High Street, Hampton, TW12 2SH	168	Snellers
The Quadrant, Richmond, TW9 1DL	250	Martin Campbell
Richmond Bridge House, 419 Richmond Road, Richmond TW1 2EX	327	Martin Campbell
55 Kew Road, Richmond, TW9 2NQ	221	Martin Campbell
Oriel House, 26 The Quadrant, Richmond, TW9 1DL	9054	Martin Campbell
3rd Floor, 8 The Green, Richmond, TW9 1PL	389	Martin Campbell
Mortlake Business Centre, 20 Mortlake High Street, East Sheen, SW14 8JN	400	Martin Campbell
Suite D, Vestry House, 21 Paradise Road, Richmond, TW9 1SA	540	Martin Campbell
1st, 2nd, 3rd & 4th Floors, 20 Hill Rise, Richmond, TW10 6UA	3665	Martin Campbell
12 Times Court, Retreat Road, Richmond, TW9 1AF	644	Martin Campbell
Mortlake Business Centre, 20 Mortlake High Street, East Sheen, SW14 8JN	700	Martin Campbell
The Studio, 20 Barnes High Street, Barnes, SW13 9LW	1475	Martin Campbell
16A Crown Road, St Margarets, TW1 3EE	795	Martin Campbell



1 Printworks House, 27 Dunstable Road, Richmond, TW9 1UH	940	Martin Campbell
Greyhound House, Part 1st Floor, 23/24 George Street, Richmond TW9 1HY	1014	Martin Campbell
Knight's House, 10 Knight's Place, Twickenham, TW2 6QT	1054	Martin Campbell
2 Castle Yard, Richmond, TW10 6TF	1075	Martin Campbell
53a George Street, Richmond, TW9 1HJ	1165	Martin Campbell
Alexander House, 13-17 Princes Road, Richmond, TW10 6DQ	1214	Martin Campbell
Greyhound House, 3rd Floor, 23/24 George Street, TW9 1HY	1632	Martin Campbell
15 Little Green, 1st Floor, Richmond, TW9 1QH	1254	Martin Campbell
11 The Green, Richmond, TW9 1PX	1388	Martin Campbell
Milton House, 33a Milton Road, Hampton, TW12 2LL	1430	Martin Campbell
3rd Floor, Dome Buildings, The Quadrant, Richmond, TW9 1BP	1497	Martin Campbell
Third Floor, Peregrine House, 26-28 Paradise Road, Richmond, TW9 1SE	1499	Martin Campbell
21-23 Kew Road, Richmond, TW9 2NQ	1556	Martin Campbell
Vectra House, 36 Paradise Road, Richmond, TW9 1SE	5629	Martin Campbell
95 Sheen Road, Richmond, TW9 1YJ	1828	Martin Campbell
138 Holly Road, Twickenham, TW1 4HQ	1842	Martin Campbell
Water Lane Building, 83-84 George Street, Richmond TW9 1HE	6699	Martin Campbell
25-27 Kew Road, Richmond, TW9 2NQ	1925	Martin Campbell
Berkeley House, 85 Sheen Road, Richmond, TW9 1YJ	2122	Martin Campbell
Richmond Place - Ground Floor, 15 Petersham Road, TW10 6TP	2150	Martin Campbell
8 The Green, Richmond, TW9 1PL	2357	Martin Campbell
Dome Buildings, 1st Floor, The Quadrant, Richmond, TW9 1DT	2363	Martin Campbell
UK House, 1st Floor, 82-84 Heath Road, Twickenham, TW1 4BW	2400	Martin Campbell
Unit 2, Brewery Wharf, London Road, Twickenham, TW1 1AA	3047	Martin Campbell
Holbrooke Studio, 2 Holbrooke Place, Richmond, TW10 6UD	9839	Martin Campbell
Ashley House, 18 George Street, Richmond, TW9 1HY	10277	Martin Campbell
Ground Floor, Peregrine House, 26-28 Paradise Road, Richmond TW9 1SE	2276	Martin Campbell
Willoughby House, 439 Richmond Road, East Twickenham, TW1 2HA	10250	Martin Campbell
Midmoor House, 1st Floor, 1-2 Kew Road, Richmond TW9 2NQ	2,227	Martin Campbell
60/62 Broad Street, Teddington, TW11	2893	Michael Rogers
32 Hill Street, Richmond, TW9	1475	Michael Rogers
Onslow House, 9 The Green, Richmond, TW9	4,158	Michael Rogers
48 White Hart Lane, Barnes, SW13	1,332	Michael Rogers
14 Crane Mews, Gould Road, Twickenham	655	Michael Rogers
3 & 4 Phoenix Wharf, Eel Pie Island, Twickenham, TW1	1,714	Michael Rogers
Office to the rear of 114 Sheen Road, Richmond, TW9	753	Michael Rogers
The Gate House, Station Point, 121 Sandycombe Road, Richmond, TW9	697	Michael Rogers
2 Oriel Court, The Green Twickenham, TW1	1571	Michael Rogers
8 Waldegrave Road, Teddington, TW11	1190	Michael Rogers
6-8 Richmond Hill, Richmond, TW9	3,353	Michael Rogers
The Chapel, Orleans Road, Twickenham, TW1	2,073	Michael Rogers
Tideway Yard, 151 Mortlake High Street, Mortlake, SW13	833	Michael Rogers
The Poppy Factory, 20 Petersham Road, Richmond, TW9	3,346	Michael Rogers
The River Room, Phoenix Wharf, Eel Pie Island, Twickenham, TW1	865	Michael Rogers
Marcar House, 13 Parkshot, Richmond, TW9	906	Michael Rogers
Richmond Bridge House, 419 Richmond Road, East Twickenham, TW1	154	Michael Rogers
6 Printworks House, 27 Dunstable Road, Richmond, TW9	955	Michael Rogers
Clarence House, Dee Road, Richmond, TW9	418	Michael Rogers

Ground Floor 16-20 The Causeway, Teddington, TW11	4,037	Michael Rogers
Lichfield Court, Sheen Road, Richmond, TW9	779	Michael Rogers
Foundry Mews, 58 High Street, Barnes, SW13	1,765	Michael Rogers
36 Bardolph Road, Richmond, TW9	491	Michael Rogers
Otterman House, Petersham Road, Richmond, TW9	5,838	Michael Rogers
12B Eton Street, Richmond, TW9	871	Michael Rogers
Dunstable Lodge, 28 Dunstable Road, Richmond, TW9	1,218	Michael Rogers
Syd's Quay, Eel Pie Island, Twickenham, TW1	3,400	Michael Rogers
102 Church Road, Barnes, SW13	1,580	Michael Rogers
34 Hill Street, Richmond, TW9	651	Michael Rogers
Eden Court, 149-151 Heath Road, Twickenham, TW1	645	Michael Rogers
76 Glenthams Road, Barnes, SW13	4,114	Michael Rogers
Halford Chambers, 1-3 Halford Road, Richmond, TW9	1,410	Michael Rogers
2nd Floor, 3 Water Lane, Richmond, TW9	5,748	Michael Rogers
1st Floor Holbrooke House, 34-48 Hill Rise, Richmond, TW9	877	Michael Rogers
Ground Floor, Holbrooke House, 34-38 Hill Rise, Richmond, TW9	2,917	Michael Rogers
Willoughby House, Richmond Road, Richmond	1,001	Michael Rogers
4 Eton Street, Richmond, TW9	974	Michael Rogers
1 Church Terrace, Richmond, TW9	527	Michael Rogers
341 Upper Richmond Road West, East Sheen, TW9	1,277	Michael Rogers
7 White Hart Lane, Barnes, SW13	242	Michael Rogers
7-9 Church Court, Richmond, TW9	1,730	Michael Rogers
The Hideaway, 11E Sandycombe Road, Kew, Richmond, TW9	3,800	Michael Rogers
1 Dee Road, Richmond, TW9	1,600	Michael Rogers
116 St. Margarets Road, TW1 2AA	1,072	Michael Rogers
Eton House, Paradise Road, Richmond, TW9 1SE	17,128	Michael Rogers
The Old Express Dairy, Orchard Road, Richmond, TW9	10,904	Michael Rogers
Shearwater House, The Green, Richmond, TW9 1PX	5,206	Michael Rogers
South Avenue Studios, Kew, TW9	2,096	Michael Rogers
439 Richmond Road, Richmond, TW9	7,083	Michael Rogers
5 Crane Mews, Gould Road, Twickenham, TW1	855	Michael Rogers
51a George Street, Richmond, TW9 1HJ	3,415	Michael Rogers
56 The Green, Twickenham, TW1	248	Michael Rogers
Heron House, Richmond Riverside, Richmond, TW9	3,133	Michael Rogers
Onslow Hall, Little Green, Richmond, TW9	562	Michael Rogers
St. George's House, Richmond, TW9 2LE	3,014	Michael Rogers
41 High Street, Barnes, SW13	749	Michael Rogers
6 Oriel Court, The Green, Twickenham, TW1	1,198	Michael Rogers
7A Petersham Road, Richmond, TW9	1,152	Michael Rogers
56 Glenthams Road, Barnes, SW13	4,541	Michael Rogers
18 Water Lane, Richmond, TW9	2,560	Michael Rogers
Ironmongers Mews, 74 Church Road, Barnes, SW13	290	Michael Rogers
London House, 42 Upper Richmond Road West, East Sheen, TW9	385	Michael Rogers
Twickenham Road, 159 Heath Road, Twickenham, TW1	3,240	Michael Rogers
80 Crown Road, St Margarets, TW2	1,250	Michael Rogers
4 Duke Street, Richmond TW9	1,626	Michael Rogers
Premier House, 52 London Road, Twickenham, TW1	11,163	Michael Rogers
78 The Green, Twickenham, TW2	160	Milestone
High Street, Hampton Hill TW12	579	Milestone
High Street, Barnes, SW13	700	Milestone
Hh Street, Hampton TW12	925	Milestone

Castle Mews, Hampton TW12	1881	Milestone
Parkshot House, 5, Kew Road, Richmond TW9	6000	Vokins
Oriel House, 26 The Quadrant, Richmond TW9	1700	Vokins
Parkway House, Sheen Lane, Sheen SW14	2,300	F Meadowcroft
Lower Richmond Road Mortlake, London SW14	3500	B&K Estates
Colne Road, Twickenham TW1	607	Franklins
Suite C, Oldfield Road, Hampton TW12	466	Bonsors
Waldegrave Road, Teddington, London TW11	1376	Landswood
Old Lodge Place, St Margarets, Twickenham TW1	964	Vesper Group
Harlequin House, 7 High Street, Teddington TW11	2,000	Lambourn
80 George Street, Richmond, Richmond TW9	42050	Hanover Green
Kew Road, Kew, Richmond TW9	33,586	Hanover Green
Avalon House, 72 Mortlake Road, Richmond, TW9	3,319	Knight Frank
Parkshot House, 5 Kew Road, Richmond, TW9 2PR	27,446	Regus
Regal House, 70 London Road, Twickenham, TW1 3QS	14284	Regus
Sovereign Gate, 18-20 Kew Road, Richmond, TW9 2NA	24,377	Bray Fox Smith
Ambassador House, Paradise Road, Richmond,, TW9 1SQ	23,288	Bray Fox Smith
Onslow Hall, Little Green, Richmond, TW9 1QS	8,529	Bray Fox Smith
Shearwater House, 21 The Green, Richmond, TW9 1PX	2824	Bray Fox Smith
Frameworks, 2 Sheen Road, Richmond, TW9 1AE	18,953	Bray Fox Smith
Frameworks, 2 Sheen Road, Richmond, TW9 1AE	8,524	Savills
Rosedale Studios, Rosedale Road, Richmond, TW9 2SX	3262	Savills
63 Kew Road, Richmond, TW9 2NQ	17356	Savills
Richmond Oriel House 26 The Quadrant, Richmond	16,552	Office Freedom
46 Lower Richmond Road, Richmond, TW9	1000	Office Freedom
20 Mortlake High Street, SW13	12,000	Office Freedom
Causeway House, 13 The Causeway, Teddington, TW11 0JR	10,628	Spaces
Upper Richmond Road West, London, SW14	1150	Medway and Law
1, Waldegrave Road, Teddington, Middlesex, TW11 8LZ	1000	Easy Offices
1, Waldegrave Road, Teddington, Middlesex, TW11 8LZ	500	Easy Offices
419, Richmond Road, TW1 2EX	500	Easy Offices
Amyand Park Road, Twickenham TW1	522	Century 21
Livingston House 2 Queens Road, Teddington TW11	23795	C and W
Oldfield Road, Hampton, TW12	4365	Cattaneo
Rivermead, 6 Lower Teddington Road, Hampton Wick KT1	4454	Cattaneo
Teddington House, 67 Broad Street, Teddington TW11	8270	Hurst Warne
Evergreen Studios, Little Green, Richmond, TW9 1QS	17072	Stirling Shaw
Independence House, 84 Lower Mortlake Road, Richmond, TW9 2HS	15467	Stirling Shaw
Suite 1-2, Greyfriars Studios, The Quadrant, Richmond,, TW9 1DJ	8713	Stirling Shaw
Engine Shed Yard, 23 Waldegrave Road, Teddington, TW11 8LA	5000	Stirling Shaw
1-9 Sandycombe Road, Kew, TW9 2EP	5181	Stirling Shaw
Suite 1st Floor, 1st Floor, Dome Buildings The Quadrant, TW9 1BP	2350	Stirling Shaw
Oriel House, 26 The Quadrant, Richmond, TW9 1DL	2349	Stirling Shaw
179 Upper Richmond Road West, East Sheen, SW14 8DU	2124	Stirling Shaw

16 The Quadrant, Richmond, TW9 1BP	1979	Stirling Shaw
Shop Ground Floor, 15 London Road, Twickenham, TW1 3ST	1700	Stirling Shaw
52-54 Heath Road, Twickenham, TW1 4BX	1383	Stirling Shaw
9-11 The Quadrant, Richmond, TW9 1BP	1358	Stirling Shaw
3 Friars Lane, Richmond, TW9 1NL	960	Stirling Shaw
4 Friars Lane, Richmond, TW9 1NL	930	Stirling Shaw
369 Upper Richmond Road West, East Sheen, SW4 7NX	705	Stirling Shaw
17 Church Street, Twickenham, TW1 3NJ	667	Stirling Shaw
Unit 1 of 3, Hampton Water Works, Upper Sunbury Road, Hampton, TW12 2DS	516	Stirling Shaw
6 Forge Lane, Petersham, TW10 7BF	437	Stirling Shaw
Sandycombe Road, Kew, TW9	554	Copping Joyce
Sandycombe Road, Kew, TW9	679	Copping Joyce
5 and 7 Castle Business Park, Hampton TW12	3636	Farino Cole
Hampton Hill Business Park, Wellington Road Hampton TW12	5303	Farino Cole
Wellington House, Wellington Road Hampton, TW12	5127	Farino Cole
Shearwater House, 21 The Green, Richmond, TW9 1PX	2149	Stirling Shaw
<b>Total available space</b>	<b>749,792</b>	