

1st November 2023

Reporting on the Marketing of

Onslow House
9 The Green
Richmond
TW9 1PX

Michael Rogers LLP are a local firm of commercial property consultants with offices in Richmond, Reigate, Sevenoaks and London. We were established in 1990 and specialise in the office, retail and industrial sectors. All our partners are Chartered Surveyors. The Richmond office is run by Niall Christian BSc MRICS, a highly experienced Chartered Surveyor with many years personal experience of the commercial office market in the London Borough of Richmond.

Situation:

Richmond is an affluent town in the London borough of Richmond Upon Thames located on the south bank of the river Thames and is situated some 7 miles southwest of Central London. The town is just off the A316 which provides access to the M3, M25 and the national motorway network. The town is served by national rail, the London Overground and London Underground. (District Line)

The premises are situated on the southeastern side of Richmond Green, behind George Street the main retail road in Richmond. The building is within Richmond Green conservation area. The buildings around the property are largely offices, residential some public houses and a few retail units.

History:

Onslow House was built in 1710 by Lord Onslow and much of the material used was second hand having been brought across Richmond Green from the site of the then demolished Palace of Shene of Queen Elizabeth I.

The property has been residential since its construction and after the death of Lord Onslow in 1717 was occupied by William Stanley and then Richard Price, a coal merchant in 1718 and then to his son William Price.

In 1742 the property passed to Abraham Cropp and was succeeded in 1745 by his son Richard, who held the property for 55 years and then passed the house to John Whitmore, George Henckel, who was his cousin and Francis Gosling.

They were then succeeded in 1801 by Ann Davis. George, 1st Earl of Onslow, a politician then occupied. He was succeeded in 1814 by Sir William Twysden.

Other occupants were: -

1866- Robert Smith. (solicitor)

1889- Thomas Meadows Charlie. (Dental surgeon)

1899- George Oliver Richards. (Dental surgeon)

1904- Hugh Tifford Campbell.

1922- James Alex. McGowan.

In 1954, Calvert Smith and Sutcliffe solicitors moved into the property and the building was first used as offices.

Description:

Onslow House is a Grade II listed building. The building is constructed of load bearing solid masonry external walls with timber floors. There is a small garden to the front of the property and a larger one to the rear. There is also an original wine cellar.

The property is accessed by steep steps to the raised ground floor or by steps to the lower ground floor. At the rear of the property there are also steep steps from the lower ground floor and steps from the ground floor.

The lower ground and third floors both have low floor to ceiling heights.

Each floor is divided into a minimum of four rooms. The amenities in the building include: -

Gas central heating.
Fluorescent lighting.
Spotlighting.
Strong room.
Male / Female WC's.
Kitchen.
Carpet.
Natural light.
Views over Richmond Green.
Gardens.

Accommodation:

The building has the following approximate net internal floor areas:

Area	Sq. Ft	Sq. M
Lower Ground	822	76.39
Ground	850	78.97
First	989	91.88
Second	955	88.72
Third	542	50.35
Total	4,158	386.28

Occupation:

The building was let to Moore Blatch solicitors now known as Moore Barlow from 16th May 2017 on an effective full repairing and insuring lease for a term to expire on the 1st of September 2023 at £160,000 per annum exclusive. Moore Blatch merged with Calvert Smith and Sutcliffe the occupants of the building since 1954 and the granting of the lease was part of that merger. Moore Barlow had an option to extend the lease but decided not to exercise this option. They are now moving to grade A plus accommodation on one floor. Moore Barlow also occupy 2 The Green and this will also become empty as the lease for this building is co-terminus and they will move to one office.

Quoting Terms

The property was originally placed on the market in September 2021 after the summer period hoping take advantage of the end of COVID and a policy of less working from home and employees returning to the office.

The property was offered to the market on a freehold or leasehold basis. The quoting freehold price was £3.5 million which equates to £842 per Sq ft. The quoting rent was £160,000 per annum exclusive, the same as the historic passing rent. And this equates to a competitive £38.50 per Sq ft.

This was a very reasonable quoting rent as offices close by were achieving much higher levels and took into account the need to upgrade. The freehold price was also very reasonable taking into account the location of the property.

During this period numerous other deals have taken place including: -

June 2023 Vectra House Explore AI 1,601 sq ft £40,00 per sq ft.

May 2022 Frame Works, Richmond Parkrun Global Limited 2,045 £60.00 per sq ft.

May 2022 Frame Works, Richmond Clorox International Company 4,252 £59.00 per sq ft

May 2022 Frame Works, Richmond Metis Consultants 4,467 £57.50 per sq ft.

October 2021 Holbrooke Studios, Richmond Infinium Logistics Solutions 4,311 sq ft £50.00 per sq ft.

October 2021 Evergreen Studios, Richmond Sheen Lane Developments Ltd 13,778 sq ft £53.00 per sq ft.

Number 8 The Green was also sold during this period and although smaller at 2,357 Sq ft and income producing it produced a price of just under £2.4 million circa £1,000 per sq ft.

Flexible leases were offered and incentives such as rent free periods were available. There was no preclusion to any potential occupiers or uses and all reasonable options were considered. No substantial interest leading to an offer was received during this period despite numerous viewings, and we understand this was due to the provision of better floorspace elsewhere in the locality in terms of layout.

Condition:

The property is currently in an average condition, and significant work is required to bring the building to a lettable standard for today's office standards. The space is partitioned with load bearing internal walls.

The unsuitability of the building for modern day office use is dealt with later in the report.

Suitability for Office Purposes:

We consider Onslow House to be generally unsuitable for office and other commercial uses for the following reasons:

1. Cellular and Irregular Shaped Offices:

The property comprises numerous irregularly shaped cellular rooms laid out over five floors, rather than the clear open plan space which most modern office occupiers now insist upon. This is very much a consequence of changing a former residence to an office building,

There are currently some 20 office rooms in the property, four W/C's, kitchenette and a large kitchen area. Following COVID 19 office occupiers require open and well-ventilated areas, and this cannot be provided for in an old, listed building. Occupiers want to provide open plan and exciting offices in order to entice the work force back to the office.

2. Floor to Ceiling Heights:

The floor to ceiling heights in the building are poor on the lower ground and third floors with some areas just over 6 feet in height.

3. WC Provision:

The provision and location of the existing bathroom facilities in the building is not ideal given its Listed status, this is not something which is particularly easy or practical to overcome for an office as space is too valuable.

4. Trunking and Services:

Modern office buildings require substantial servicing. This is evident at the property currently where there is a plethora of additional surface mounted conduit and computer, telephone, electricity and TV sockets which have simply been added to the property on an ad hoc basis. Given the existing wooden floors and load bearing masonry walls it simply isn't practical to incorporate under floor or wall trunking at the property. This is considered a pre-requisite for modern office occupiers whose telecommunication and servicing requirements change rapidly and regularly.

Therefore, the physical constraints of this listed building, and the potential restrictions on minor changes to the fabric of the building in the future, do not lend itself to today's office occupier.

Reverting to residential use would allow all these rather ugly features to be removed and the servicing greatly simplified generally.

5. Original Office Conversion

The Building has undergone very little change in its layout since it was used as a house but sadly the layout is no longer suitable for today's office users. Changing the layout would be difficult and potentially harmful to the preservation of historic features of the building

6. Floor Areas and Servicing Costs:

The ratio of the gross internal floor area of the building to the available net internal office area is extremely poor. Like many old Listed buildings therefore, this building will thus be very expensive to repair and maintain generally, particularly when compared to a modern equivalent where the ratio of the gross to net floor area will be much higher.

In a similar vein, it will cost substantially more to insure this building than a modern equivalent.

Occupiers are ultimately responsible for all such costs and are today very much more aware of the cost implications of occupying old Listed buildings such as this.

7. Disability Discrimination Act 2005 [DDA]:

The nature and configuration of this property makes it very difficult indeed for any occupier to comply with the above legislation. The building does not have a lift. The DDA doesn't apply to properties in private residential use and any adaptations required to comply with Part M of the Building Regulations are thus likely to require far fewer physical changes to the property. The layout of the floors/rooms do not allow further partitioning to allow for small offices for micro enterprises.

The overall cost of bringing these offices to a standard that is required today would be exceedingly high.

8. Alternative commercial uses:

During the marketing period the property was offered to parties for alternative commercial uses subject to obtaining the relevant planning permission. This included education, medical, nursery and in the last few years restaurants etc following the change to the use class order. Unfortunately, the building was deemed unsuitable for the reasons as set out above.

Alternative Accommodation:

There is currently a substantial amount of surplus B1 office accommodation available in Richmond, which has of course been the case for some considerable period of time. This has increased due to COVID 19 and the work from home policy. There are a number of new developments and refurbishments coming to Richmond in the next two years which will increase the availability. Some 45,000 Sq ft on George Street and some sixty thousand Sq ft on Eton Street to name just two. A schedule is attached in the appendix. Although demand for offices is low at the current period of time and most

lettings are for grade A plus accommodation. Occupiers are increasingly seeking office space available on large floor plates, this is mainly due to rents being driven up in other key towns outside of central London, such as Kingston, Wimbledon and Chiswick. There are now several top-quality serviced office buildings in Richmond where small businesses can rent grade A top specification office suites.

Following lockdown there has been continued polarisation between prime and secondary offices, and this is only set to continue.

Companies looking to occupy offices around the 1-4,000 Sq ft. tend to be looking for contemporary office space that are open plan. Few companies operate now on a cellular basis occupying separate offices, with the majority working on an open plan basis. The demand for smaller offices in the area has decreased significantly and has been exacerbated by "hotdesking" and home working, together with workspace flexibility.

In reality of course, it is very unusual for a company to consider Richmond as a centre for relocation in isolation and in conducting an office search, we find people will generally also consider other well serviced locations such as Chiswick Park/Chiswick, East Sheen, Hammersmith, Isleworth, Kingston, Mortlake, Putney, Teddington, Twickenham and Wimbledon.

Marketing:

We were originally instructed to market Onslow House in September 2021 on a freehold, leasehold or flexible leasehold basis. This was to ensure that we were appealing to the widest number of potential occupiers. We did not restrict to just office occupiers but other commercial uses. (Subject to planning) It is fair to say that no potential occupier has been turned away.

We have carried out the following marketing on a regular basis for just on two years: -

Letting Board:

A 4 x 3 board is on the front of the property visible to passersby.

Particulars:

In-house marketing details were drawn up with photographs, plans etc.

Mailing:

Details were sent to all parties on our in-house mailing list which comprises contacts. Particulars were also mailed to local and London agents who deal with the West London market.

Databases/Websites:

In the later years as websites became available details of the availability were added to various property databases, in addition to the website of Michael Rogers such as Realla, CoStar, Loopnet, Perfect Information in Property, Zoopla, Estates Gazette Interactive, The Office Agents Society and EACH etc.

We sent the property to a variety of local occupiers and in addition agents actively looking on behalf of clients. We are aware of ongoing requirements in the area, so we have been able to directly target those acquiring agents with the details.

During the last 2 years the office market has declined and is now in an unknown state. There has been very little interest in the building from potential commercial applicants. Specifically, during the marketing period we believe we have shown the offices to some seventeen parties and have received no offers. A schedule of enquiries is attached in the appendix. The property continues to be marketed today as per the above details.

Having regard to the uncertain state of the office letting market today; the existing condition of the property and the drawbacks of such referred to above, we consider it unlikely that an additional and extended marketing campaign will secure a tenant for these premises.

The somewhat parlous state of the office secondary office letting market can be gauged from amount of stock currently available in Richmond which is highlighted in the appendix.

Conclusion:

Having regard to both the uncertain state of the office letting market and the quantity of available and future office accommodation in Richmond Town Centre at the present moment in time, we consider that the long-term future of this property would best be secured by a change of use back to its original use as residential.

We have not generated any serious interest in this commercial building from occupiers since the date of our original appointment, September 2021 and see no reason why circumstances

should change over the course of the next few years, particularly having regard to the very large surplus of vacant office accommodation in the town.

Securing a new tenant has proven and will continue to be extremely difficult. Not only is there a question mark over the surplus amount of secondary office accommodation generally in Richmond Town Centre, but in our opinion this particular building is quite unsuitable for modern office use. In our experience occupiers are far more likely to opt for a purpose designed office building which better suits their needs and given the large choice of vacant offices now available to them, this is particularly the case at the current moment in time.

APPENDIX A

Photographs



Front of building.



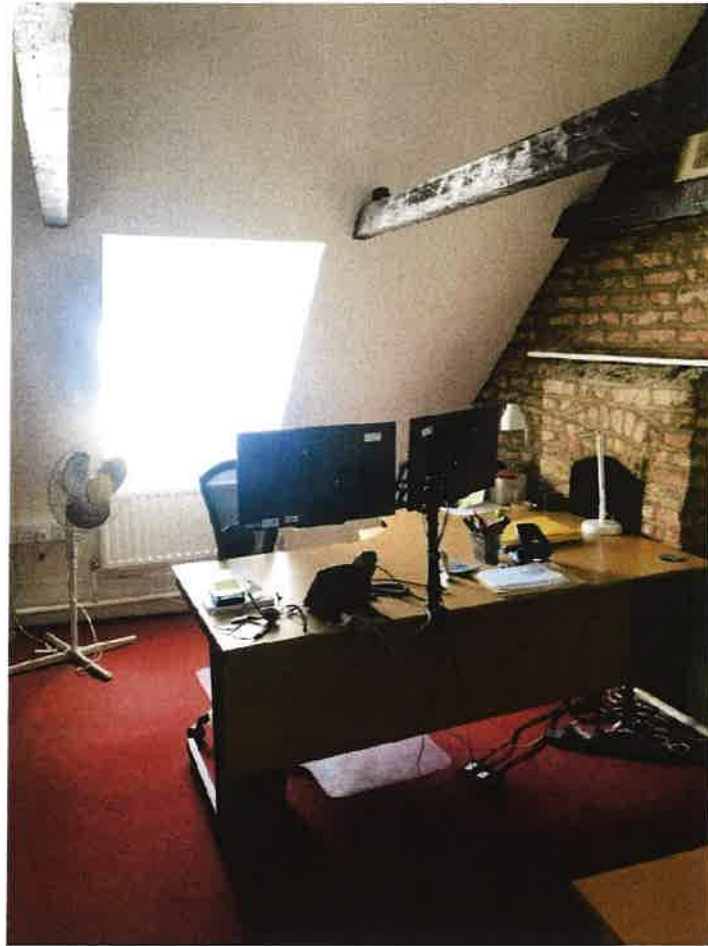
Rear of building.



Lower ground floor at front of building.



Steps at rear of building.



Third floor office.



First floor office.



Ground floor office.



Staircase.

APPENDIX B

Office availability



16-36 Bardolph Rd
Falstaff House
Richmond, TW9 2LH
London County

Building Type: **Office**
 Status: **Built 2003**
 Building Size: **17,088 SF**
 Typical Floor Size: **8,000 SF**
 Floors: **4**
 Expenses: **2006 Tax @ £0.55/sf**

Space Avail: **925 SF**
 Max Contig: **925 SF**
 Smallest Space: **925 SF**
 Rent/SF/Yr: **£32.40**
 % Leased: **94.6%**



1 Barnes High St
London, SW13 9LB
London County

Building Type: **Office**
 Status: **Built 1890**
 Building Size: **3,217 SF**
 Typical Floor Size: **1,340 SF**
 Floors: **2**

Space Avail: **190 SF**
 Max Contig: **190 SF**
 Smallest Space: **190 SF**
 Rent/SF/Yr: **£35.00**
 % Leased: **94.1%**



41 Barnes High St
London, SW13 9LN
London County

Building Type: **Office/Office/Residential**
 Status: **Built 1960**
 Building Size: **749 SF**
 Typical Floor Size: **250 SF**
 Floors: **3**
 Parking: **5 Surface Spaces are available; Ratio of 6.68/1,000 SF**

Space Avail: **749 SF**
 Max Contig: **749 SF**
 Smallest Space: **749 SF**
 Rent/SF/Yr: **£36.71**
 % Leased: **100%**



44 Barnes High St
London, SW13 9LN
London County

Building Type: **Office**
 Status: **Built 1900**
 Building Size: **700 SF**
 Typical Floor Size: **665 SF**
 Floors: **3**

Space Avail: **700 SF**
 Max Contig: **700 SF**
 Smallest Space: **700 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



Blake Mews
Kew Gardens
Richmond, TW9 3GA
County

Building Type: **Office/Office Building**
 Status: **Built 1840**
 Building Size: **17,631 SF**
 Typical Floor Size: **7,347 SF**
 Floors: **2**
 Expenses: **2009 Tax @ £1.02/sf**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **995 SF**
 Max Contig: **995 SF**
 Smallest Space: **995 SF**
 Rent/SF/Yr: **£32.66**
 % Leased: **94.4%**



59-67 Broad St
Teddington House
Teddington, TW11 8QZ
County

Building Type: **Office**
 Status: **Built 1983**
 Building Size: **20,886 SF**
 Typical Floor Size: **6,127 SF**
 Floors: **3**
 Parking: **12 Surface Spaces are available; Ratio of 0.57/1,000 SF**

Space Avail: **8,270 SF**
 Max Contig: **8,270 SF**
 Smallest Space: **3,990 SF**
 Rent/SF/Yr: **£32.50**
 % Leased: **100%**



Cambridge Rd
Wizard House
Teddington, TW11 8DR
County

Building Type: **Office**
 Status: **Built 1962**
 Building Size: **2,465 SF**
 Typical Floor Size: **1,252 SF**
 Floors: **2**

Space Avail: **2,465 SF**
 Max Contig: **2,465 SF**
 Smallest Space: **1,213 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



Castle Yard
Richmond, TW10 6TF
London County

Building Type: **Office**
 Status: **Under Construction, delivers Mar 2024**
 Building Size: **20,815 SF**
 Typical Floor Size: **4,163 SF**
 Floors: **5**

Space Avail: **19,516 SF**
 Max Contig: **19,516 SF**
 Smallest Space: **2,561 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **6.2%**



93-104 Church Rd
Teddington, TW11 8PY
Middlesex County

Building Type: **Service**
 Status: **Built 1980**
 Building Size: **10,000 SF**
 Land Area: **0.11 AC**
 Floors: **2**
 Parking: **8 Surface Spaces are available; Ratio of 0.80/1,000 SF**

Space Avail: **2,472 SF**
 Max Contig: **2,472 SF**
 Smallest Space: **1,235 SF**
 Rent/SF/Yr: **£14.97**
 % Leased: **75.3%**



102-104 Church Rd
Crest House 102-104
Teddington, TW11 8PY
Middlesex County

Building Type: **Office**
 Status: **Built 2000**
 Building Size: **4,454 SF**
 Typical Floor Size: **1,485 SF**
 Floors: **3**

Space Avail: **4,454 SF**
 Max Contig: **1,485 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



5-6 Church St
Thames House
Twickenham, TW1 3NJ
Middlesex County

Building Type: **Office**
 Status: **Built 1970**
 Building Size: **3,275 SF**
 Typical Floor Size: **1,091 SF**
 Floors: **3**

Space Avail: **3,275 SF**
 Max Contig: **3,529 SF**
 Smallest Space: **77 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



6-8 Colne Rd
Korus House
Twickenham, TW1 4JP
Middlesex County

Building Type: **Office**
 Status: **Built 1990**
 Building Size: **10,834 SF**
 Typical Floor Size: **3,010 SF**
 Floors: **3**
 Parking: **Ratio of 0.33/1,000 SF**

Space Avail: **2,675 SF**
 Max Contig: **2,675 SF**
 Smallest Space: **571 SF**
 Rent/SF/Yr: **£16.06-£18.26**
 % Leased: **86.2%**



16A Crown Rd
Causer Building
Twickenham, TW1 3EE
County

Building Type: **Office/Office/Residential**
 Status: **Built 1870**
 Building Size: **5,399 SF**
 Typical Floor Size: **5,399 SF**
 Floors: **3**

Space Avail: **615 SF**
 Max Contig: **615 SF**
 Smallest Space: **615 SF**
 Rent/SF/Yr: **£24.39**
 % Leased: **88.6%**



76 Crown Rd
St. George House
Twickenham, TW1 3EU
Middlesex County

Building Type: **Office**
 Status: **Built 1850**
 Building Size: **14,539 SF**
 Typical Floor Size: **3,588 SF**
 Floors: **4**

Parking: **33 Surface Spaces are available; Ratio of 2.30/1,000 SF**

Space Avail: **14,539 SF**
 Max Contig: **14,353 SF**
 Smallest Space: **1,741 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



1-3 Dee Rd
Richmond, TW9 2JN
London County

Building Type: **Office**
 Status: **Built 1981, Renov Jul 2018**
 Building Size: **13,106 SF**
 Typical Floor Size: **3,508 SF**
 Floors: **3**

Expenses: **2011 Tax @ £2.19/sf**

Parking: **5 Surface Spaces are available; Ratio of 0.10/1,000 SF**

Space Avail: **2,000 SF**
 Max Contig: **2,000 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **84.7%**



Dunstable Rd
Printworks House
Richmond, TW9 1UH
London County

Building Type: **Office**
 Status: **Built 1980, Renov 2008**
 Building Size: **8,133 SF**
 Typical Floor Size: **2,711 SF**
 Floors: **3**

Expenses: **2011 Tax @ £1.38/sf**

Space Avail: **955 SF**
 Max Contig: **955 SF**
 Smallest Space: **955 SF**
 Rent/SF/Yr: **£36.65**
 % Leased: **88.3%**



Eel Pie Island
Phoenix Wharf
Twickenham, TW1 3DY
County

Building Type: **Office/Office Building**
 Status: **Built 2005**
 Building Size: **10,670 SF**
 Typical Floor Size: **2,930 SF**
 Floors: **3**

Space Avail: **2,579 SF**
 Max Contig: **900 SF**
 Smallest Space: **414 SF**
 Rent/SF/Yr: **£28.90-£40.46**
 % Leased: **75.8%**



1 Eton St
Richmond, TW9 1AG
London County

Building Type: **Office**
 Status: **Built 2013**
 Building Size: **44,461 SF**
 Typical Floor Size: **7,218 SF**
 Floors: **5**

Space Avail: **27,862 SF**
 Max Contig: **27,862 SF**
 Smallest Space: **7,218 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **37.3%**



128 Fulwell Rd
Teddington, TW11 0RQ
Middlesex County

Building Type: **Office**
 Status: **Built 1980**
 Building Size: **1,897 SF**
 Typical Floor Size: **100 SF**
 Floors: **1**

Space Avail: **569 SF**
 Max Contig: **160 SF**
 Smallest Space: **125 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **70.0%**



23-24 George St
Greyhound House
Richmond, TW9 1HY
County

Building Type: **Office/Office Building**
 Status: **Built 1797, Renov 1984**
 Building Size: **12,746 SF**
 Typical Floor Size: **3,177 SF**
 Floors: **4**

Space Avail: **2,256 SF**
 Max Contig: **1,242 SF**
 Smallest Space: **1,014 SF**
 Rent/SF/Yr: **£37.84-£38.51**
 % Leased: **82.3%**



80 George St
Richmond, TW9 1HA
London County

Building Type: **Office**
 Status: **Under Construction, delivers Nov 2023**
 Building Size: **61,000 SF**
 Typical Floor Size: **12,200 SF**
 Floors: **5**

Space Avail: **20,247 SF**
 Max Contig: **20,247 SF**
 Smallest Space: **9,494 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **66.8%**



83-84 George St
Richmond, TW9 1HE
London County

Building Type: **Office**
 Status: **Built 1980**
 Building Size: **12,525 SF**
 Typical Floor Size: **2,505 SF**
 Floors: **5**

Parking: **2 Surface Spaces are available; Ratio of 0.16/1,000 SF**

Space Avail: **12,525 SF**
 Max Contig: **12,525 SF**
 Smallest Space: **1,854 SF**
 Rent/SF/Yr: **£50.00**
 % Leased: **0%**



42-46 Glentham Rd
London, SW13 9JJ
London County

Building Type: **Office**
 Status: **Built 2006**
 Building Size: **16,959 SF**
 Typical Floor Size: **8,479 SF**
 Floors: **2**

Parking: **6 Surface Spaces are available; Ratio of 0.35/1,000 SF**

Space Avail: **2,100 SF**
 Max Contig: **2,100 SF**
 Smallest Space: **950 SF**
 Rent/SF/Yr: **£34.00**
 % Leased: **87.6%**



32 Gould Rd
Twickenham, TW2 6RS
Middlesex County

Building Type: **Office**
 Status: **Built 2009**
 Building Size: **26,762 SF**
 Typical Floor Size: **7,480 SF**
 Floors: **2**
 Expenses: **2012 Tax @ £0.37/sf**

Parking: **6 Surface Spaces are available; Ratio of 0.40/1,000 SF**

Space Avail: **655 SF**
 Max Contig: **655 SF**
 Smallest Space: **655 SF**
 Rent/SF/Yr: **£36.64**
 % Leased: **97.6%**



3 Grove Rd
Richmond, TW10 6SP
London County

Building Type: **Office**
 Status: **Built 1990**
 Building Size: **1,220 SF**
 Typical Floor Size: **610 SF**
 Floors: **2**

Space Avail: **610 SF**
 Max Contig: **610 SF**
 Smallest Space: **610 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **50.0%**



13 Hanworth Rd
Hampton, TW12 3DH
Middlesex County

Building Type: **Office**
 Status: **Built 1970**
 Building Size: **615 SF**
 Typical Floor Size: **615 SF**
 Floors: **1**

Space Avail: **615 SF**
 Max Contig: **615 SF**
 Smallest Space: **615 SF**
 Rent/SF/Yr: **£18.70**
 % Leased: **0%**



17 Heath Rd
Twickenham, TW1 4AW
County

Building Type: **Office**
 Status: **Built Mar 1975**
 Building Size: **7,372 SF**
 Typical Floor Size: **4,557 SF**
 Floors: **3**

Space Avail: **1,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Parking: **5 free Surface Spaces are available; Ratio of 0.50/1,000 SF**



Heathlands
Twickenham, TW1 4BP
Middlesex County

Building Type: **Warehouse**
 Status: **Built 1982**
 Building Size: **11,528 SF**
 Land Area: **-**
 Floors: **2**

Space Avail: **2,294 SF**
 Max Contig: **2,294 SF**
 Smallest Space: **2,294 SF**
 Rent/SF/Yr: **£26.16**
 % Leased: **80.1%**

Parking: **16 Surface Spaces are available; Ratio of 1.38/1,000 SF**



4 Heron Sq
Palm Court
Richmond, TW9 1EW
County

Building Type: **Office**
 Status: **Under Renovation, delivers Sep 2023**
 Building Size: **19,410 SF**
 Typical Floor Size: **3,323 SF**
 Floors: **5**
 Parking: **18 Covered Spaces are available; Ratio of 1.08/1,000 SF**

Space Avail: **16,614 SF**
 Max Contiq: **16,614 SF**
 Smallest Space: **1,865 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



7 High St
Harlequin House
Teddington, TW11 8EE
Middlesex County

Building Type: **Office/Office Building**
 Status: **Built 1984, Renov 2008**
 Building Size: **22,104 SF**
 Typical Floor Size: **3,684 SF**
 Floors: **6**
 Parking: **33 free Surface Spaces are available; Ratio of 1.49/1,000 SF**

Space Avail: **3,495 SF**
 Max Contiq: **3,495 SF**
 Smallest Space: **1,495 SF**
 Rent/SF/Yr: **£33.00**
 % Leased: **100%**



58 High St
Foundry Mews
London, SW13 9AZ
County

Building Type: **Office/Office Building**
 Status: **Built 1990**
 Building Size: **7,175 SF**
 Typical Floor Size: **7,175 SF**
 Floors: **2**

Space Avail: **2,895 SF**
 Max Contiq: **915 SF**
 Smallest Space: **355 SF**
 Rent/SF/Yr: **£35.00**
 % Leased: **59.7%**



126-126A High St
Twickenham, TW2 7LL
Middlesex County

Building Type: **Office**
 Status: **Built 1953**
 Building Size: **1,087 SF**
 Typical Floor Size: **362 SF**
 Floors: **3**
 Parking: **2 Surface Spaces are available; Ratio of 1.80/1,000 SF**

Space Avail: **581 SF**
 Max Contiq: **581 SF**
 Smallest Space: **220 SF**
 Rent/SF/Yr: **£20.65**
 % Leased: **46.6%**



10-16 Hill Rise
Hill Rise House
Richmond, TW10 6UA
County

Building Type: **Office**
 Status: **Built 1857**
 Building Size: **4,717 SF**
 Typical Floor Size: **943 SF**
 Floors: **5**

Space Avail: **394 SF**
 Max Contig: **394 SF**
 Smallest Space: **394 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **91.7%**



18-20 Hill Rise
Richmond, TW10 6UA
County

Building Type: **Office**
 Status: **Built 1826**
 Building Size: **5,193 SF**
 Typical Floor Size: **865 SF**
 Floors: **6**

Space Avail: **3,672 SF**
 Max Contig: **3,672 SF**
 Smallest Space: **682 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **29.3%**



34-38 Hill Rise
Holbrooke House
Richmond, TW10 6UA
London County

Building Type: **Office**
 Status: **Built 1890**
 Building Size: **5,627 SF**
 Typical Floor Size: **1,407 SF**
 Floors: **4**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **2,274 SF**
 Max Contig: **2,274 SF**
 Smallest Space: **2,274 SF**
 Rent/SF/Yr: **£55.00**
 % Leased: **59.6%**



34 Hill St
Richmond, TW9 1TW
County

Building Type: **Office**
 Status: **Built 1887**
 Building Size: **3,051 SF**
 Typical Floor Size: **713 SF**
 Floors: **5**

Space Avail: **651 SF**
 Max Contig: **651 SF**
 Smallest Space: **651 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



Holbrooke Pl
Holbrooke Studio
Richmond, TW10 6UD
London County

Building Type: **Office**
 Status: **Built 1970, Renov May 2019**
 Building Size: **14,325 SF**
 Typical Floor Size: **4,775 SF**
 Floors: **3**

Space Avail: **9,839 SF**
 Max Contig: **9,839 SF**
 Smallest Space: **9,839 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **31.3%**



94 Holly Rd
Ilex House
Twickenham, TW1 4HF
County

Building Type: **Office**
 Status: **Built 1998**
 Building Size: **9,144 SF**
 Typical Floor Size: **1,234 SF**
 Floors: **3**
 Expenses: **2008 Tax @ £3.65/sf**
 Parking: **5 Surface Spaces are available; Ratio of 0.55/1,000 SF**

Space Avail: **3,570 SF**
 Max Contig: **3,570 SF**
 Smallest Space: **1,071 SF**
 Rent/SF/Yr: **£20.00**
 % Leased: **61.0%**



Holly Road
St Clare Business Park
Hampton, TW12 1QQ
County

Building Type: **Office/Industrial Live/Work Unit**
 Status: **Built 1960**
 Building Size: **15,000 SF**
 Typical Floor Size: **15,000 SF**
 Floors: **1**

Space Avail: **14,999 SF**
 Max Contig: **14,999 SF**
 Smallest Space: **681 SF**
 Rent/SF/Yr: **£10.00-£16.02**
 % Leased: **100%**



Kew Rd
Westminster House
Richmond, TW9 2ND
County

Building Type: **Office**
 Status: **Built 1968**
 Building Size: **19,799 SF**
 Typical Floor Size: **4,074 SF**
 Floors: **5**

Parking: **6 Surface Spaces are available; Ratio of 0.36/1,000 SF**

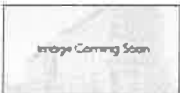
Space Avail: **7,216 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **3,216 SF**
 Rent/SF/Yr: **£48.50**
 % Leased: **63.6%**



Kew Rd
Midmoor House
Richmond, TW9 2NQ
London County

Building Type: **Office**
 Status: **Built 1960**
 Building Size: **14,500 SF**
 Typical Floor Size: **1,900 SF**
 Floors: **5**

Space Avail: **2,227 SF**
 Max Contig: **2,227 SF**
 Smallest Space: **2,227 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **84.6%**



5-19 Kew Rd
Parkshot House
Richmond, TW9 2NQ
County
Richmond

Building Type: **Office**
 Status: **Built 1991**
 Building Size: **74,008 SF**
 Typical Floor Size: **14,802 SF**
 Floors: **5**

Space Avail: **6,200 SF**
 Max Contig: **4,650 SF**
 Smallest Space: **45 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



18 - 20 Kew Rd
Sovereign Gate
Richmond, TW9 2NA
County

Building Type: **Office/Office Live/Work Unit**
 Status: **Built 1982, Renov Jun 2020**
 Building Size: **24,377 SF**
 Typical Floor Size: **4,875 SF**
 Floors: **5**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **5,000 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **50 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



63 Kew Rd
Richmond, TW9 2QL
London County

Building Type: **Office**
 Status: **Built 1988, Renov Sep 2014**
 Building Size: **33,562 SF**
 Typical Floor Size: **8,391 SF**
 Floors: **4**
 Parking: **25 Surface Spaces are available; Ratio of 0.74/1,000 SF**

Space Avail: **31,471 SF**
 Max Contig: **31,471 SF**
 Smallest Space: **969 SF**
 Rent/SF/Yr: **£57.50**
 % Leased: **6.2%**



2 Liffords Pl
London, SW13 9LR
County

Building Type: **Office/Industrial Live/Work Unit**
 Status: **Built 1920**
 Building Size: **1,231 SF**
 Typical Floor Size: **616 SF**
 Floors: **2**
 Parking: **3 Surface Spaces are available; Ratio of 2.44/1,000 SF**

Space Avail: **1,231 SF**
 Max Contig: **1,231 SF**
 Smallest Space: **533 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



11-13 Lion Rd
Twickenham, TW1 4JF
Middlesex County

Building Type: **Service**
 Status: **Built 1960**
 Building Size: **6,800 SF**
 Land Area: **-**
 Floors: **2**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **6,800 SF**
 Max Contig: **6,800 SF**
 Smallest Space: **3,400 SF**
 Rent/SF/Yr: **£7.06**
 % Leased: **0%**



Little Green
Evergreen Studios
Richmond, TW9 1QH
London County

Building Type: **Office**
 Status: **Built 1985, Renov Apr 2020**
 Building Size: **17,323 SF**
 Typical Floor Size: **3,465 SF**
 Floors: **5**

Space Avail: **17,323 SF**
 Max Contig: **16,670 SF**
 Smallest Space: **50 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **19.4%**



43-57 London Rd
Twining House
Twickenham, TW1 3SZ
Middlesex County

Building Type: **Office**
 Status: **Built 1974**
 Building Size: **10,824 SF**
 Typical Floor Size: **3,607 SF**
 Floors: **4**

Parking: **4 Surface Spaces are available; Ratio of 0.37/1,000 SF**

Space Avail: **3,665 SF**
 Max Contig: **3,665 SF**
 Smallest Space: **720 SF**
 Rent/SF/Yr: **£22.50**
 % Leased: **66.1%**



68-70 London Rd
Regal House
Twickenham, TW1 3QS
Middlesex County

Building Type: **Office/Office Building**
 Status: **Built 1964**
 Building Size: **134,289 SF**
 Typical Floor Size: **13,429 SF**
 Floors: **10**
 Parking: **174 Surface Spaces are available; Ratio of 1.30/1,000 SF**

Space Avail: **54,901 SF**
 Max Contig: **23,312 SF**
 Smallest Space: **50 SF**
 Rent/SF/Yr: **£36.00**
 % Leased: **74.9%**



72 Lower Mortlake Rd
Avalon House
Richmond, TW9 2JY
London County

Building Type: **Office**
 Status: **Built 2000**
 Building Size: **33,319 SF**
 Typical Floor Size: **6,954 SF**
 Floors: **3**
 Parking: **35 Surface Spaces are available; Ratio of 1.18/1,000 SF**

Space Avail: **9,083 SF**
 Max Contig: **5,764 SF**
 Smallest Space: **150 SF**
 Rent/SF/Yr: **£40.00**
 % Leased: **82.7%**



84 Lower Mortlake Rd
Independence House
Richmond, TW9 2HS
London County

Building Type: **Office/Office Building**
 Status: **Built 1989, Renov Jun 2022**
 Building Size: **15,467 SF**
 Typical Floor Size: **2,852 SF**
 Floors: **4**
 Parking: **37 Surface Spaces are available; Ratio of 2.39/1,000 SF**

Space Avail: **15,467 SF**
 Max Contig: **15,467 SF**
 Smallest Space: **753 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



243-253 Lower Mortlake Rd
London House
Richmond, TW9 2LS
London County

Building Type: **Office**
 Status: **Built Dec 1974**
 Building Size: **21,077 SF**
 Typical Floor Size: **10,032 SF**
 Floors: **2**

Space Avail: **10,032 SF**
 Max Contig: **10,032 SF**
 Smallest Space: **10,032 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **52.4%**



179 Lower Richmond Rd
Diamond House
Richmond, TW9 4LN
London County

Building Type: **Office**
 Status: **Built 1985**
 Building Size: **6,345 SF**
 Typical Floor Size: **2,115 SF**
 Floors: **3**

Space Avail: **1,650 SF**
 Max Contig: **1,650 SF**
 Smallest Space: **250 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



Lower Teddington Rd
Burgoine Quay
Kingston Upon Thames, KT1 4ER
London County

Building Type: **Office**
 Status: **Built 2000**
 Building Size: **23,500 SF**
 Typical Floor Size: **7,152 SF**
 Floors: **3**

Space Avail: **18,117 SF**
 Max Contig: **18,117 SF**
 Smallest Space: **726 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **32.2%**



8 Lower Teddington Rd
Kingston Upon Thames, KT1 4ER
London County

Building Type: **Office**
 Status: **Built 1980**
 Building Size: **3,309 SF**
 Typical Floor Size: **1,103 SF**
 Floors: **3**

Space Avail: **3,220 SF**
 Max Contig: **3,220 SF**
 Smallest Space: **703 SF**
 Rent/SF/Yr: **£35.00**
 % Leased: **2.7%**



Mortlake High St @ The Terrace
London, SW14 8SN
London County

Building Type: **Office**
 Status: **Built 1900**
 Building Size: **4,243 SF**
 Typical Floor Size: **1,768 SF**
 Floors: **2**

Space Avail: **792 SF**
 Max Contig: **792 SF**
 Smallest Space: **792 SF**
 Rent/SF/Yr: **£37.25**
 % Leased: **81.3%**

Parking: 10 Surface Spaces are available; Ratio of 2.83/1,000 SF



Oldfield
Hampton, TW12 2HD
County

Building Type: **Office**
 Status: **Built 1990**
 Building Size: **5,621 SF**
 Typical Floor Size: **2,710 SF**
 Floors: **2**
 Expenses: **2008 Tax @ £7.56/sf**
 Parking: **8 Surface Spaces are available; Ratio of 1.42/1,000 SF**

Space Avail: **673 SF**
 Max Contig: **673 SF**
 Smallest Space: **673 SF**
 Rent/SF/Yr: **£20.06**
 % Leased: **88.0%**



Paradise Rd
Ambassador House
Richmond, TW9 1SQ
London County

Building Type: **Office**
 Status: **Built 1981**
 Building Size: **27,298 SF**
 Typical Floor Size: **6,808 SF**
 Floors: **4**
 Expenses: **2003 Tax @ £17.10/sf**
 Parking: **268 Covered Spaces are available; 72 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Space Avail: **23,288 SF**
 Max Contig: **23,288 SF**
 Smallest Space: **6,607 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **14.7%**



18-24 Paradise Rd
Explore
Richmond, TW9 1SE
London County

Building Type: **Office**
 Status: **Built 1973, Renov Mar 2024**
 Building Size: **43,456 SF**
 Typical Floor Size: **10,864 SF**
 Floors: **4**
 Parking: **24 Surface Spaces are available; Ratio of 0.55/1,000 SF**

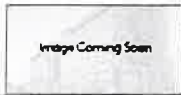
Space Avail: **43,456 SF**
 Max Contig: **43,456 SF**
 Smallest Space: **645 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



26-28 Paradise Rd
Peregrine House
Richmond, TW9 1SE
London County

Building Type: **Office**
 Status: **Built 1965**
 Building Size: **11,240 SF**
 Typical Floor Size: **2,512 SF**
 Floors: **5**

Space Avail: **3,775 SF**
 Max Contig: **2,276 SF**
 Smallest Space: **1,499 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **66.4%**



36 Paradise Rd
Vectra House
Richmond, TW9 1SE
County

Building Type: **Office**
 Status: **Built 1984**
 Building Size: **11,616 SF**
 Typical Floor Size: **2,323 SF**
 Floors: **5**

Space Avail: **5,629 SF**
 Max Contig: **5,629 SF**
 Smallest Space: **1,601 SF**
 Rent/SF/Yr: **£45.00**
 % Leased: **51.5%**



1 Park Rd
Teddington, TW11 0AR
Middlesex County

Building Type: **Office**
 Status: **Built 1986, Renov Dec 2017**
 Building Size: **12,420 SF**
 Typical Floor Size: **3,040 SF**
 Floors: **4**
 Parking: **33 Surface Spaces are available; Ratio of 2.71/1,000 SF**

Space Avail: **2,970 SF**
 Max Contig: **2,970 SF**
 Smallest Space: **1,120 SF**
 Rent/SF/Yr: **£35.00**
 % Leased: **76.1%**



6 Park Rd
Teddington, TW11 0AA
Middlesex County

Building Type: **Office**
 Status: **Built 1925, Renov 2009**
 Building Size: **2,000 SF**
 Typical Floor Size: **534 SF**
 Floors: **3**

Space Avail: **400 SF**
 Max Contig: **400 SF**
 Smallest Space: **400 SF**
 Rent/SF/Yr: **£25.00**
 % Leased: **80.0%**



1 Parkshot
Richmond, TW9 2RD
London County

Building Type: **Office**
 Status: **Built 1973, Renov 2011**
 Building Size: **13,420 SF**
 Typical Floor Size: **5,457 SF**
 Floors: **5**

Space Avail: **1,155 SF**
 Max Contig: **1,155 SF**
 Smallest Space: **1,155 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**

Parking: **1 Covered Spaces are available; Ratio of 0.07/1,000 SF**



13-14 Parkshot
Marcar House
Richmond, TW9 2RG
London County

Building Type: **Office**
 Status: **Built 1992**
 Building Size: **4,559 SF**
 Typical Floor Size: **1,140 SF**
 Floors: **4**

Space Avail: **2,326 SF**
 Max Contig: **2,326 SF**
 Smallest Space: **170 SF**
 Rent/SF/Yr: **£32.50-£35.71**
 % Leased: **49.0%**



18 Petersham Rd
Richmond Brewery Stores
Richmond, TW10 6UW
London County

Building Type: **Office/Office/Residential**
 Status: **Built 1990, Renov Feb 2018**
 Building Size: **7,302 SF**
 Typical Floor Size: **3,705 SF**
 Floors: **3**
 Parking: **6 Surface Spaces are available; Ratio of 0.82/1,000 SF**

Space Avail: **6,592 SF**
 Max Contig: **3,505 SF**
 Smallest Space: **3,087 SF**
 Rent/SF/Yr: **£49.50**
 % Leased: **100%**



20 Petersham Rd
The Poppy Factory
Richmond, TW10 6UW
London County

Building Type: **Office**
 Status: **Built 1931**
 Building Size: **12,993 SF**
 Typical Floor Size: **4,289 SF**
 Floors: **3**
 Parking: **Ratio of 1.63/1,000 SF**

Space Avail: **3,346 SF**
 Max Contig: **3,346 SF**
 Smallest Space: **3,346 SF**
 Rent/SF/Yr: **£29.89**
 % Leased: **74.3%**



1-5 Plough Ln
Teddington, TW11 9BN
Middlesex County

Building Type: **Office**
 Status: **Built 2000**
 Building Size: **2,250 SF**
 Typical Floor Size: **1,125 SF**
 Floors: **2**

Space Avail: **2,250 SF**
 Max Contig: **2,250 SF**
 Smallest Space: **750 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



Popes Grv
Twickenham, TW1 4JW
Middlesex County

Building Type: **Industrial**
 Status: **Built 1900**
 Building Size: **800 SF**
 Land Area: **0.05 AC**
 Floors: **2**
 Parking: **1 Surface Spaces are available; Ratio of 1.25/1,000 SF**

Space Avail: **734 SF**
 Max Contig: **367 SF**
 Smallest Space: **367 SF**
 Rent/SF/Yr: **£20.43**
 % Leased: **100%**



Popes Grove
Twickenham, TW1 4JW
Middlesex County

Building Type: **Industrial**
 Status: **Built 1890**
 Building Size: **400 SF**
 Land Area: **-**
 Floors: **1**

Space Avail: **400 SF**
 Max Contig: **400 SF**
 Smallest Space: **400 SF**
 Rent/SF/Yr: **£17.50**
 % Leased: **0%**



Pope's Grove
arch 36
Twickenham, TW1 4JW
County

Building Type: **Industrial**
 Status: **Built 1890**
 Building Size: **396 SF**
 Land Area: **-**
 Floors: **1**

Space Avail: **375 SF**
 Max Contig: **375 SF**
 Smallest Space: **375 SF**
 Rent/SF/Yr: **£18.60**
 % Leased: **100%**



3 Pouparts Pl
Twickenham, TW2 5FR
County

Building Type: **Office/Office Building**
 Status: **Built 2018**
 Building Size: **3,194 SF**
 Typical Floor Size: **798 SF**
 Floors: **4**
 Parking: **4 Surface Spaces are available; Ratio of 1.25/1,000 SF**

Space Avail: **3,194 SF**
 Max Contig: **3,194 SF**
 Smallest Space: **750 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



Princes Rd
Teddington, TW11 0RW
Middlesex County

Building Type: **Warehouse**
 Status: **Built 1986**
 Building Size: **6,393 SF**
 Land Area: **0.58 AC**
 Floors: **1**
 Parking: **7 Surface Spaces are available; Ratio of 1.09/1,000 SF**

Space Avail: **3,639 SF**
 Max Contig: **3,639 SF**
 Smallest Space: **3,639 SF**
 Rent/SF/Yr: **£25.00**
 % Leased: **43.1%**



417-421A Richmond Rd
Richmond Bridge House
Business Centre
Twickenham, TW1 2EF
Middlesex County

Building Type: **Office**
 Status: **Built 1987**
 Building Size: **9,020 SF**
 Typical Floor Size: **3,758 SF**
 Floors: **2**

Space Avail: **327 SF**
 Max Contig: **327 SF**
 Smallest Space: **145 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **96.4%**



1a Rosedale Rd
Richmond, TW9 2SX
County

Building Type: **Office**
 Status: **Built 2005**
 Building Size: **1,450 SF**
 Typical Floor Size: **1,450 SF**
 Floors: **1**

Space Avail: **1,450 SF**
 Max Contig: **1,450 SF**
 Smallest Space: **1,450 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



36 Rosedale Rd
Richmond, TW9 2SX
County

Building Type: **Office**
 Status: **Built 1950**
 Building Size: **1,357 SF**
 Typical Floor Size: **452 SF**
 Floors: **3**

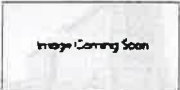
Space Avail: **1,357 SF**
 Max Contig: **1,357 SF**
 Smallest Space: **324 SF**
 Rent/SF/Yr: **£29.95**
 % Leased: **100%**



1-9 Sandycombe Rd
Richmond, TW9 2EP
London County

Building Type: **Office/Office/Residential**
 Status: **Under Construction, delivers Dec 2022**
 Building Size: **5,181 SF**
 Typical Floor Size: **1,250 SF**
 Floors: **4**

Space Avail: **5,181 SF**
 Max Contig: **5,181 SF**
 Smallest Space: **1,644 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



63 Sandycombe Rd
Richmond, TW9 2EP
London County

Building Type: **Office/Office/Residential**
 Status: **Built 2022**
 Building Size: **2,668 SF**
 Typical Floor Size: **1,515 SF**
 Floors: **1**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **2,668 SF**
 Max Contig: **1,514 SF**
 Smallest Space: **1,514 SF**
 Rent/SF/Yr: **£28.07**
 % Leased: **43.3%**



121 Sandycombe Rd
Station Point
Richmond, TW9 2AD
County

Building Type: **Office**
 Status: **Built 2015**
 Building Size: **1,154 SF**
 Typical Floor Size: **500 SF**
 Floors: **2**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **1,154 SF**
 Max Contig: **1,154 SF**
 Smallest Space: **1,137 SF**
 Rent/SF/Yr: **£25.00**
 % Leased: **0%**



Sheen Ln
Parkway House
London, SW14 8LS
London County

Building Type: **Office/Office Building**
 Status: **Built 1964**
 Building Size: **30,355 SF**
 Typical Floor Size: **4,628 SF**
 Floors: **5**

Space Avail: **4,000 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **220 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **86.8%**



2 Sheen Rd
Richmond, TW9 1AE
London County

Building Type: **Office**
 Status: **Built 1986, Renov Jun 2022**
 Building Size: **19,692 SF**
 Typical Floor Size: **4,000 SF**
 Floors: **5**
 Parking: **7 Covered Spaces are available; Ratio of 0.24/1,000 SF**

Space Avail: **1,400 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **92.9%**



7 Sheen Rd
Richmond, TW9 1AA
London County

Building Type: **Office**
 Status: **Built 1925**
 Building Size: **2,206 SF**
 Typical Floor Size: **602 SF**
 Floors: **5**

Space Avail: **1,031 SF**
 Max Contig: **1,031 SF**
 Smallest Space: **96 SF**
 Rent/SF/Yr: **£33.95**
 % Leased: **53.3%**



37 Sheen Rd
The Courtyard
Richmond, TW9 1AJ
County

Building Type: **Office**
 Status: **Built 1750**
 Building Size: **5,274 SF**
 Typical Floor Size: **2,637 SF**
 Floors: **2**
 Expenses: **2003 Tax @ £16.69/sf**
 Parking: **5 Surface Spaces are available; Ratio of 0.94/1,000 SF**

Space Avail: **1,277 SF**
 Max Contig: **1,277 SF**
 Smallest Space: **1,277 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **75.8%**



114 Sheen Rd
Of
Richmond, TW9 1UR
Surrey County

Building Type: **Office/Office Building**
 Status: **Built 2021**
 Building Size: **753 SF**
 Typical Floor Size: **377 SF**
 Floors: **2**

Space Avail: **753 SF**
 Max Contig: **753 SF**
 Smallest Space: **333 SF**
 Rent/SF/Yr: **£34.53**
 % Leased: **0%**



15 St Georges Rd
St Georges House
Richmond, TW9 2LE
County

Building Type: **Office**
 Status: **Built 2003**
 Building Size: **13,475 SF**
 Typical Floor Size: **3,450 SF**
 Floors: **4**
 Expenses: **2006 Tax @ £1.90/sf**

Space Avail: **3,014 SF**
 Max Contig: **3,014 SF**
 Smallest Space: **3,014 SF**
 Rent/SF/Yr: **£34.84**
 % Leased: **100%**



36 Station Rd
Hampton, TW12 2BX
Middlesex County

Building Type: **Office/Office Building**
 Status: **Built 1971, Renov Jun 2000**
 Building Size: **17,058 SF**
 Typical Floor Size: **9,556 SF**
 Floors: **2**
 Parking: **20 Surface Spaces are available; Ratio of 1.17/1,000 SF**

Space Avail: **1,377 SF**
 Max Contig: **1,377 SF**
 Smallest Space: **1,377 SF**
 Rent/SF/Yr: **£20.00**
 % Leased: **91.9%**



Units 11-18 Station Rd
Teddington, TW11 9BQ
Middlesex County

Building Type: **Office**
 Status: **Built 1987**
 Building Size: **8,063 SF**
 Typical Floor Size: **4,031 SF**
 Floors: **2**
 Parking: **14 Surface Spaces are available; Ratio of 1.74/1,000 SF**

Space Avail: **2,144 SF**
 Max Contig: **1,192 SF**
 Smallest Space: **471 SF**
 Rent/SF/Yr: **£27.31**
 % Leased: **73.4%**



5-13 The Causeway
Causeway House
Teddington, TW11 0HA
County

Building Type: **Office**
 Status: **Built 1981**
 Building Size: **19,931 SF**
 Typical Floor Size: **7,381 SF**
 Floors: **4**
 Parking: **10 Surface Spaces are available; Ratio of 0.50/1,000 SF**

Space Avail: **4,507 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **50 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **97.5%**



16-20 The Causeway
Teddington, TW11 0HE
Middlesex County

Building Type: **Office/Office Building**
 Status: **Built 1951**
 Building Size: **10,150 SF**
 Typical Floor Size: **4,037 SF**
 Floors: **3**
 Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **4,037 SF**
 Max Contig: **4,037 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **60.2%**



21 The Green
Shearwater House
Richmond, TW9 1PX
London County

Building Type: **Office**
 Status: **Built 1900, Renov 2018**
 Building Size: **11,600 SF**
 Typical Floor Size: **2,260 SF**
 Floors: **5**

Space Avail: **2,010 SF**
 Max Contig: **2,010 SF**
 Smallest Space: **2,010 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



The Little Green
Onslow Hall
Richmond, TW9 1QS
County

Building Type: **Office**
 Status: **Built 1853, Renov 2010**
 Building Size: **8,671 SF**
 Typical Floor Size: **2,084 SF**
 Floors: **5**
 Parking: **Ratio of 0.68/1,000 SF**

Space Avail: **8,529 SF**
 Max Contig: **8,529 SF**
 Smallest Space: **562 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **1.6%**



1 The Quadrant
Richmond, TW9 1BP
London County

Building Type: **Office**
 Status: **Built 1900**
 Building Size: **3,397 SF**
 Typical Floor Size: **679 SF**
 Floors: **5**

Space Avail: **887 SF**
 Max Contig: **887 SF**
 Smallest Space: **887 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **73.9%**



25 The Quadrant
Greyfriars Studios
Richmond, TW9 1DL
London County

Building Type: **Office**
 Status: **Built 1965, Renov 2008**
 Building Size: **15,847 SF**
 Typical Floor Size: **3,113 SF**
 Floors: **4**

Space Avail: **8,713 SF**
 Max Contig: **8,713 SF**
 Smallest Space: **4,352 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **45.0%**



26-26A The Quadrant
Oriel House
Richmond, TW9 1DL
London County

Building Type: **Office**
 Status: **Built 1967, Renov Jan 2007**
 Building Size: **28,924 SF**
 Typical Floor Size: **6,892 SF**
 Floors: **4**
 Parking: **14 Surface Spaces are available; Ratio of 0.57/1,000 SF**

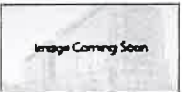
Space Avail: **18,656 SF**
 Max Contig: **9,054 SF**
 Smallest Space: **161 SF**
 Rent/SF/Yr: **£50.00**
 % Leased: **79.1%**



34-40 The Quadrant
Heron House
Richmond, TW9 1DN
London County

Building Type: **Office**
 Status: **Built 1981**
 Building Size: **17,283 SF**
 Typical Floor Size: **5,490 SF**
 Floors: **4**

Space Avail: **1,067 SF**
 Max Contig: **1,067 SF**
 Smallest Space: **1,067 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **93.8%**



1-7A The Square
Dome Buildings
Richmond, TW9 1DT
London County

Building Type: **Office**
 Status: **Built 1876, Renov Jun 2009**
 Building Size: **12,230 SF**
 Typical Floor Size: **2,505 SF**
 Floors: **4**

Space Avail: **6,210 SF**
 Max Contig: **2,363 SF**
 Smallest Space: **1,497 SF**
 Rent/SF/Yr: **£38.08**
 % Leased: **49.2%**



1 Towers Place
Richmond, TW9 1EG
County

Building Type: **Office**
 Status: **Built 1988**
 Building Size: **4,582 SF**
 Typical Floor Size: **1,527 SF**
 Floors: **3**

Parking: **1 Surface Spaces are available; Ratio of 0.21/1,000 SF**

Space Avail: **417 SF**
 Max Contig: **165 SF**
 Smallest Space: **121 SF**
 Rent/SF/Yr: **£6.06-£6.49**
 % Leased: **100%**



5 Union Ct
Goodwin House
Richmond, TW9 1AA
London County

Building Type: **Office**
 Status: **Built 1980**
 Building Size: **3,597 SF**
 Typical Floor Size: **1,798 SF**
 Floors: **2**

Space Avail: **1,929 SF**
 Max Contig: **1,929 SF**
 Smallest Space: **369 SF**
 Rent/SF/Yr: **£39.50**
 % Leased: **46.4%**



179 Upper Richmond Rd W
London, SW14 8DU
London County

Building Type: **Office**
 Status: **Built 1970**
 Building Size: **2,124 SF**
 Typical Floor Size: **1,062 SF**
 Floors: **2**

Space Avail: **2,124 SF**
 Max Contig: **2,124 SF**
 Smallest Space: **874 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **0%**



50 Vineyard Path
Newton House
London, SW14 8ET
London County

Building Type: **Office**
 Status: **Built 1989**
 Building Size: **3,106 SF**
 Typical Floor Size: **1,553 SF**
 Floors: **2**

Parking: **2 Surface Spaces are available; Ratio of 0.64/1,000 SF**

Space Avail: **1,800 SF**
 Max Contig: **1,800 SF**
 Smallest Space: **1,800 SF**
 Rent/SF/Yr: **£38.89**
 % Leased: **42.1%**



1 Waldegrave Rd
Marvan Court
Teddington, TW11 8LZ
Middlesex County

Building Type: **Office**
 Status: **Built 1960**
 Building Size: **11,107 SF**
 Typical Floor Size: **2,911 SF**
 Floors: **2**

Space Avail: **4,389 SF**
 Max Contig: **1,718 SF**
 Smallest Space: **88 SF**
 Rent/SF/Yr: **£34.47-£77.31**
 % Leased: **100%**



8 Waldegrave Rd
Teddington, TW11 8GT
County

Building Type: **Office**
 Status: **Built 2008**
 Building Size: **50,856 SF**
 Typical Floor Size: **18,670 SF**
 Floors: **3**

Space Avail: **17,469 SF**
 Max Contig: **17,469 SF**
 Smallest Space: **958 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **65.7%**



3 Water Ln
Darpen House
Richmond, TW9 1TJ
London County

Building Type: **Office**
 Status: **Built 1980, Renov Jan 2005**
 Building Size: **19,824 SF**
 Typical Floor Size: **5,581 SF**
 Floors: **4**
 Parking: **2 Surface Spaces are available; Ratio of 0.12/1,000 SF**

Space Avail: **3,876 SF**
 Max Contig: **3,876 SF**
 Smallest Space: **3,876 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



16 Water Ln
Richmond, TW9 1TJ
London County

Building Type: **Office**
 Status: **Built 1899**
 Building Size: **4,000 SF**
 Typical Floor Size: **1,333 SF**
 Floors: **3**

Space Avail: **698 SF**
 Max Contig: **698 SF**
 Smallest Space: **698 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **82.6%**



15 Worple Way
St Davids House
Richmond, TW10 6DG
London County

Building Type: **Office**
Status: **Built 1870**
Building Size: **1,097 SF**
Typical Floor Size: **365 SF**
Floors: **3**

Space Avail: **480 SF**
Max Contig: **480 SF**
Smallest Space: **120 SF**
Rent/SF/Yr: **£60.00**
% Leased: **56.2%**

APPENDIX C

Enquiries

Enquiry Schedule:

9 The Green Richmond TW9 1PX

Date	Occupier / Agent	Size (sq ft)	Search Location	Timing	Comments	Team Responsible
Enquiries						
Oct 21	Harrison Eidsgaard	4-6,000	Richmond	ASAP	Viewed. Decided the building was too disjointed and not suitable for team building.	MR
Nov 21	Healthcare	1,000	Richmond		Viewed. Access unsuitable	MR
Nov 21	Clients of Martin Perry	2,500	Richmond and area		Viewed for an office use. Decided against as property was too divided.	MR
Dec 21	UK Investment Group	4,000	Richmond and area	ASAP	Inspected for residential conversion.	MR
Dec 21	Smart Living	4,000	Richmond and area		Inspected for residential conversion.	MR
Feb 21	Clients of Newman	4,000	Richmond	ASAP	Viewed for a nursery. Decided to many stairs.	MR
March 21	Acara	1,500-3,000	Richmond and area		Viewed. Decided that they need a large storage area.	MR

Enquiry Schedule:

9 The Green Richmond TW9 1PX

April 21	Newcore Capital	4,000	West of London		Viewed for a nursery.	MR
July 22	FDP Limited	4,000	Richmond and area		Concerned over safety due to the amount of stairs. Viewed for residential.	MR
Sept 22	Clients of Bernard	4,000	Richmond and area	ASAP	Nursery requirement. Viewed. Decided building was unsuitable.	MR
Nov 22	AI	2,000	Richmond area		Viewed. Layout of floor unsuitable.	MR
Nov 22	Black Sun	1,000	Richmond area		Need open plan floor	MR
Dec 22	Fire Safety company	2,000	Richmond area		To divided	MR
Jan 22	King Text	3,000	Richmond	ASAP	Too many rooms	MR
March 23	Sheen Lane Developments	4,000	Richmond,		Viewed for own occupation. Decided not to move from there existing Cat A office,	MR

Enquiry Schedule:

9 The Green Richmond TW9 1PX

May 23	Private clinic	4,000	Richmond	ASAP	Need DDA compliant accommodation	M/R
May 23	Web Associates	1,500	Richmond to Isleworth	ASAP	Viewed but needed car parking.	M/R
July 23	Montessori school	4,000	Richmond	ASAP	Viewed 3 times. Decided Richmond was the right location.	M/R
August 23	Developer	4,000	Richmond		Inspected for residential purposes.	M/R
August 23	Owner occupier	4,000	Richmond		Inspected with view of residential conversion for own occupation.	M/R

APPENDIX D

Particulars

**Onslow House
9 The Green
Richmond TW9 1PX**



542 sq. ft (50.35 sq. m) to 4,158 sq. ft (386.28 sq. m)

approx.

**SELF-CONTAINED OFFICES WITH GARDENS FOR
SALE/TO LET**

020 8332 7788

Suite A 1 Hill Rise Richmond TW10 6UQ

www.michaelrogers.co.uk

Location:

Richmond is one of the most desirable locations in South West London to both live and work, offering excellent transport links as well as high quality retail and leisure amenities. Richmond has a thriving commercial centre attracting both local and international companies. Richmond station provides London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins). Heathrow Airport is also easily accessible, being approximately 13 miles to the west.

The property is situated on south eastern side of Richmond Green which is a conservation area. There are magnificent views across The Green. For the last 400 years at least, the Green has been edged by houses and commercial establishments. Richmond Green is now one of the most sought after 'addresses' in the area

Description:

Onslow House is a Grade II listed building constructed in the mid eighteenth century as a town house for the First Earl of Onslow. The building is constructed of load bearing solid masonry external walls with timber floors. There is a small garden to the front of the property and a larger one to the rear. There is also an original wine cellar.

The amenities include:

- Gas central heating
- Fluorescent lighting
- Spot lighting
- Strong room
- Male / Female WC's
- Kitchen
- Excellent natural light
- Gardens

The available office accommodation has the following approximate net internal floor areas:

Area	Sq. Ft	Sq. M
Lower Ground	822	76.39
Ground	850	78.97
First	989	91.88
Second	955	88.72
Third	542	50.35
Total	4,158	386.28

The property is available on a floor by floor basis and can be used for numerous commercial uses subject to planning.



The View.



The First Floor Front Office.

Terms:

The property is available leasehold on flexible leasing terms.

The freehold can also be made available.

Rent:

Upon application.

Price:

Upon application.



Meeting Room



Reception



Rear of Building



Rear Garden

Business Rates:

We have been advised that the current rateable value is £123,000 and rates payable of £62,976 (51.2p in £ - 2020/21 multiplier). This equates to £15.15 per sq. ft. As at 1st April 2023 the rateable value will be £141,000.

Interested parties are advised to confirm this information with the Valuation Office Agency.

VAT:

The property has not been elected for VAT.

Energy Performance Certificate:

Upon application.

Planning:

The property originally was part of a town house and used as residential. In the recent past it has been used as offices (B1) although it will now be under E class business use.

Applicants are advised to make their own enquiries with the local authority.

Legal Costs:

Each party to be responsible for their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Strictly by appointment with sole agents;
Niall Christian – 020 8332 4591
niall.christian@michaelrogers.co.uk

Subject to Contract November 2021

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS

APPENDIX E

Letting board



Michael
Rogers

**FOR SALE/
TO LET**

020 8332 7788
www.michaelrogers.co.uk

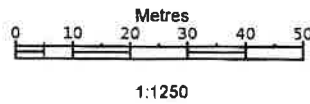
APPENDIX F

Location



Produced 08 Nov 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Moore Barlow Llp, 9, The Green,
Richmond
TW9 1PU

Supplied by: **Stanfords 08 Nov 2021**
Licence: © Crown Copyright and
database rights 2021 OS100035409
Order Licence Reference: OH1507528
Centre coordinates: 517842 174938

Appendix G

Floor Plans

9 THE GREEN RICHMOND TW9 1PU

SCALE - 1:200 on A4

1	2	3	4	5	6
---	---	---	---	---	---

SCALED IN METRES



GENERAL NOTES:
 1. This drawing is prepared by Resolute Services and should only be reproduced with their written consent. It is the client's responsibility to ensure that the drawing is used for the intended purpose and is not misused.
 2. The client is responsible for providing accurate information and for ensuring that the drawing is used for the intended purpose.
 3. The client is responsible for ensuring that the drawing is used for the intended purpose and is not misused.

RES
 REAL ESTATE SERVICES
 PROPERTY & INVESTMENT

DATE: 06/11/2021
 DRAWN BY: J. JONES
 STATUS: Land Registry Submission
 SURVEYED BY: MT

KEY:
 - Avoid demarcation
 - Avoid boundary lines

