

4 DUKE STREET

ARCHITECT DESIGNED, PURPOSE BUILT, SELF-CONTAINED

1,627 SQ FT
TO LET

RICHMOND

TW9 1HP

AVAILABLE FROM JULY 2025 BY WAY OF A NEW LEASE



4 DUKE STREET, RICHMOND, TW9 1HP

DESCRIPTION

Designed and built by the owner, 4 Duke Street is a unique commercial property that provides high-quality self-contained business premises (Class E) over 4 floors in the heart of Richmond.

The building is specified to a very high standard and requires minimal fitting out (effectively Cat A+). Viewing is essential to appreciate the quality of the build and the many unique design features.

LOCATION & SITUATION

The property which is located in Richmond Town Centre is situated on Duke Street which leads from Richmond Green to the high street. All the amenities of Richmond are in very close proximity, from the River to the theatres (Richmond and Orange Tree) and the wide ranging offer of restaurants, cafes, pubs and shops.

FLOOR AREA ACCOMMODATION

The property provides the following accommodation:

FLOOR	SQ FT	SQ M
PART GROUND	207	19.20
1ST FLOOR	920	85.43
2ND FLOOR	500	45.49
3RD FLOOR LOFT	216	20.10
TOTAL	1,627	151.12

The gross internal area is approximately 2,572 sq ft



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AMENITIES:

- Self-contained entrance.
- Natural Ventilation
- Impressive floor to ceiling heights
- Gas fired central heating.
- Air-cooled
- Recessed spotlights and wall up lights.
- Under floor and perimeter trunking.
- High quality wooden flooring.
- Spiral staircase
- Two kitchenettes
- WCs x4.
- Shower.
- Outdoor space at roof level
- Intercom system.
- On-street parking (business permits)
- View of managed garden at rear

LEASE TERMS

The unit is available on a new effective full repairing and insuring lease for a term by agreement.

RENT

Upon application.

VAT

The subject property is elected and VAT is applied to all rents and the rent deposit.



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BUSINESS RATES

We are advised that the rateable value is £38,750 giving rates payable of £19,336.25.

EPC
E118

ANTI MONEY LAUNDERING

There is an obligation 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

For further details please contact the appointed joint sole agents.



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