



## Greyhound House, 23-24 George Street, Richmond, TW9 1HY

Bright and newly refurbished office suites situated within a Grade II listed building in the heart of Richmond

### Key Points

- **Prime Central Location:** Situated in the heart of Richmond's vibrant town center on George Street, surrounded by top shops, restaurants, and amenities.
- **Prestigious Heritage Property:** Located in a Grade II listed building, combining historic charm with modern functionality, perfect for businesses seeking a distinguished presence.
- **Generous Floor Area:** First-floor office space
- **Exceptional Transport Links:** Easy access to Richmond's Main Line and Underground station, offering fast connections to London Waterloo in just 19 minutes.
- **Refurbished Spaces:** Bright and airy office suite with good natural light, a modern kitchen, and WC facilities.
- **Competitive Rent:** Attractively priced at £39,050 and £42,000 per annum, offering excellent value for a prime location.

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## Summary

Available Size	1,014 to 1,124 sq ft
Rent	£39,000 - £42,000 per annum
Rates Payable	£10 per sq ft approx
Service Charge	£11.30 per sq ft
Estate Charge	N/A
Total	£21.30 - £21.30 per sq ft
VAT	Applicable
EPC Rating	Not applicable

## Description

A bright and light newly refurbished office suite situated within a Grade II listed building. Arranged over multiple levels with period features and excellent natural light, the property has been well refurbished and benefits from double glazing, a kitchen and WC facilities.

## Location

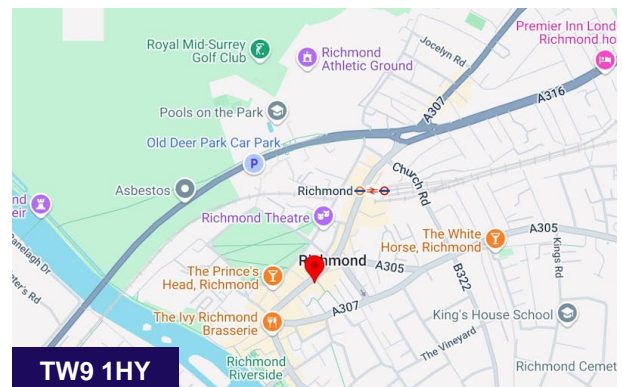
The property is located in the heart of Richmond's bustling town centre, with access via a unique entrance on George Street, the town's main shopping thoroughfare. This prime location places it among a variety of shops, restaurants, and amenities, and just a short walk from Richmond's main Line and Underground station.

Richmond lies approximately 8 miles (13 km) southwest of central London and benefits from excellent transport links. The mainline railway station offers up to 8 trains per hour to London Waterloo, with a travel time of just 19 minutes, while the District Line provides access to the London Underground. The area is also well-connected by road, with Junction 1 of the M4 only 2.8 miles (4.5 km) away, and Junction 1 of the M3 located 6.2 miles (10 km) to the southwest. Heathrow Airport is conveniently situated 11 miles (18 km) to the west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - unit 2	1,124	104.42	Available
3rd - Front office	1,278	118.73	Available
<b>Total</b>	<b>2,402</b>	<b>223.15</b>	



## Get in touch



**George Cracknell**

07384 897647

georgecracknell@johndwood.com

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