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MAKING PROPERTY WORK

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TO LET

SELF-CONTAINED OFFICE / CLASS E BUILDING WITH PARKING
7,746 SQ FT (719.6 SQ M)

16 Petersham Road, Richmond, TW10 6UW

Rent | On Application - Self-contained Office / Class E Building with parking

12 August 2026

DESCRIPTION

16 Petersham Road is a modern, purpose-built office building extending over ground, 1st and 2nd floors.

The building is offered to market with the benefit of the previous tenant fit out. However, the property could be refurbished to a specification to be agreed between the parties, to suit an incoming occupier.

The building would suit office occupiers as well as a number of alternative Class E uses including medical, vet, gym or nursery use. Further alternative uses may be suitable, subject to planning permission.

LOCATION

The property is prominently positioned on Petersham Road (A307) close to Richmond town centre.

Richmond is an affluent South West London location, approximately 8 miles from Central London. Richmond town centre provides a strong mix of retail and food & beverage amenities, including Waitrose and popular dining options such as Bill's and the riverside Gaucho, all within close proximity to the property.

Excellent road connectivity is provided via the A316 and A307, offering direct access to the M3, M4 and M25.

Richmond Station is approx 0.5 miles from the property, providing fast services including Clapham Junction (8 mins) to London Waterloo (17 mins), plus District Line Underground connections into Central London.

ACCOMMODATION (NET INTERNAL AREA)

FLOOR	SQ FT	SQ M
Second	2,592	240.8
First	2,821	262.1
Ground	2,333	216.7
TOTAL	**7,746**	**719.6**

AMENITIES

- Full access raised floors
- Suspended ceilings
- Category II lighting
- Air conditioning
- Male and female WC facilities
- Passenger lift
- Meeting rooms
- Double glazing
- Kitchenettes
- 7 demised car parking spaces

RENT

Rent on Application

RATES

The rateable value of the property from 1st April 2026 is £262,500. Estimated rates payable £128,625 per annum. Interested parties should make their own enquiries with the London Borough of Richmond upon Thames business rates department.

SERVICE CHARGE

If the building is let on a multi-let basis, a service charge will be levied for the upkeep of the common parts of the building.

VAT

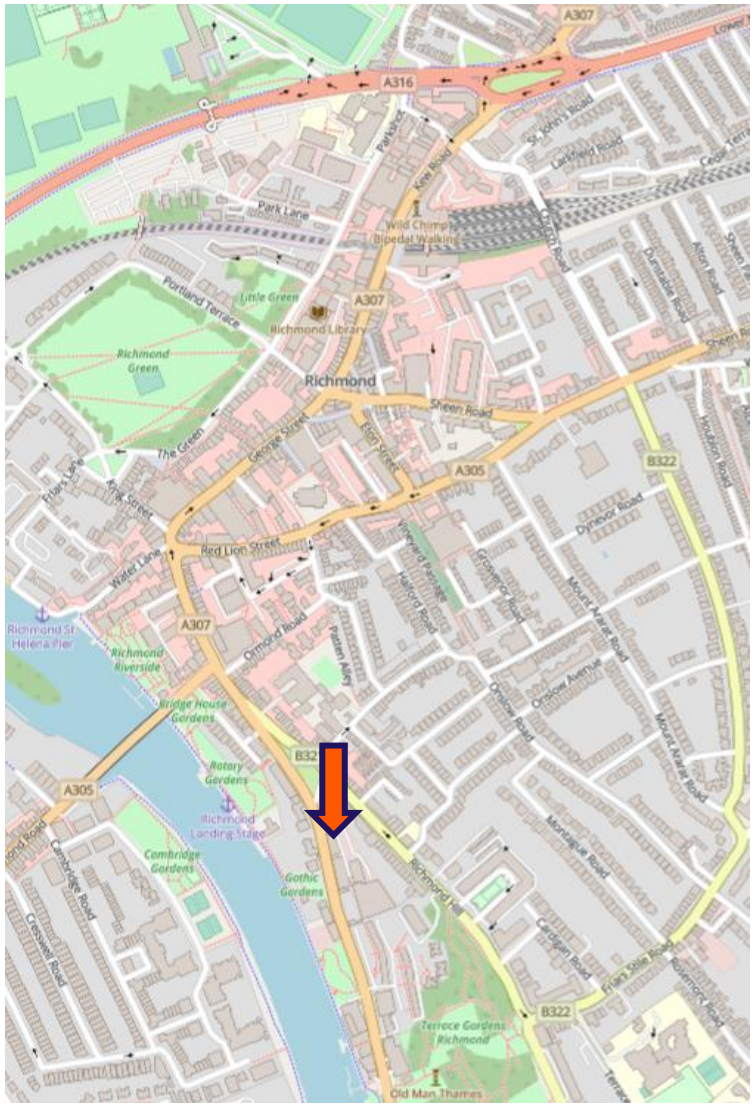
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

B:41



VIEWINGS – 020 8546 0022

Thomas Tarn **t:** 07943 579 296 **e:** ttarn@shw.co.uk

Richard Williams **t:** 07385 662 009 **e:** rwilliams@shw.co.uk

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