



# THE GATE HOUSE STATION POINT RICHMOND

697 sq ft (64.78 sq m) approx.



### **ADDRESS**

The Gate House Station Point 121 Sandycombe Road Richmond TW9 2AD

## **DESCRIPTION**

**Excellent Office Suite - For Sale or To Let** The property is conveniently situated on Sandycombe Road, midway between Richmond and Kew, with access to the A316. The surrounding areas of Kew Village and Richmond provide excellent amenities. Kew Gardens, North Sheen and Richmond stations, all within walking distance, providing direct overground service to London Waterloo and underground services via the District Line.

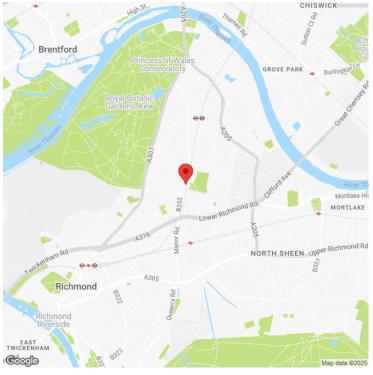
The office is part of a stunning development set within a private gated courtyard, close to affluent Kew Village and Richmond upon Thames. The development includes 9 contemporary individual offices from 675 – 2,344 sq ft

Dated: 23/07/2025









# **SPECIFICATION**

- Air conditioning
- Entry phone system
- WC & shower
- One car parking space
- Secure cycle storage
- Kitchenette
- Carpeted througout

**Tenure** The premises are available by

way of a new lease or on a virtual freehold basis.

**Price** Price on application

**Rent** Rent £24,500 per annum

exclusive. Price £400,000 plus

VAT

Service Charge N/A

**Rates** RV £16,250. Rates payable

£7,962.50

**Size** 697 sq ft (64.78 sq m) approx.

## CONTACT

### **Niall Christian**

**BSc MRICS** 

**T** 0208 332 4591

M 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

Dated: 23/07/2025