

## UNITS 15-16 STATION POINT RICHMOND

Ground Floor 381 sq ft. First Floor 579 sq ft. Total 960 sq ft.



### ADDRESS

Units 15 - 16 Station Point  
121 Sandycombe Road  
Richmond  
TW9 2AD

### DESCRIPTION

#### **Excellent Plug and Play, Self-Contained Office Building - For Sale - With Planning for Residential**

The property is located on Sandycombe Road midway between Richmond and Kew. The property enjoys easy access to the A316. Kew Gardens, North Sheen and Richmond stations are all within walking distance, all offering rail services to London Waterloo via a direct overground service, and underground services (District Line).

The building is part of a privately gated courtyard mixed-use development close to the amenities of affluent Kew Village & Richmond upon Thames. Planning permission has been approved for conversion to a 3 bedroom apartment.

Dated: 06/06/2026



## SPECIFICATION

Air-conditioning

Video entry phone system

WC and shower

1 parking space

LED lighting

Kitchenette

Floor to ceiling height windows

Secure cycle storage

Carpeted throughout

Communal garden

EPC Rating B-42



**Tenure** Available by way of a new full repairing & insuring lease for a term by arrangement or on a virtual freehold basis

**Price** £399,950 plus VAT

**Rent** £27,500 per annum exclusive

**Rates** RV £41,250. Rates payable £20,583.75.

**Size** Ground Floor 381 sq ft. First Floor 579 sq ft. Total 960 sq ft.

## CONTACT

**Niall Christian**

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

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

**Joshua Thompson**

Trainee Surveyor

**T** 0208 332 4594

**M** 07701 086242

**E** joshua.thompson@michaelrogers.co.uk

Dated: 06/06/2026

The accuracy of any description, dimensions, 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 their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices 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

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