

**32 Bardolph Road
Richmond
TW9 2LH**



925 sq ft (85.94 sq m) approx

**QUALITY SELF CONTAINED OFFICES
TO LET**

020 8332 7788

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Location:

The property is situated just off the Lower Mortlake Road (A316) close to the junction with the B353 Manor Road. It is approximately 1 mile east of Richmond Town Centre and half a mile east of Mortlake. Kew Bridge is approximately 1 ½ miles to the north which provides access to junction 2 of the M4. The building is conveniently located within close proximity to Mortlake, North Sheen and central Richmond station providing both an underground and mainline station. Richmond town centre offers a wide variety of shops and restaurants Richmond town centre as well Richmond Mainline and tube station are within 1km.

Description:

The available accommodation is self contained and on the ground floor of this popular mixed commercial and residential scheme which was completed in 2006. The property benefits from a good specification including integrated comfort cooling and heating, double glazing, LG3 lighting and perimeter trunking. The unit has its own WC and kitchenette, and the office has a partitioned meeting room.

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	925	85.94
Total	925	85.94



Terms:

The premises are available on a new lease for a term to be agreed.

Rent:

£19,500 per annum exclusive.

Rates:

We have been advised that the Rateable Value is £19,500 with rates payable of £9,730.50 (2024/25) All interested parties are advised to check this information with the Valuation Office Agency.

Energy Performance Certificate:

EPC Rating: D84.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged 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.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract November 2022

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