

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



Excellent office suite

For Sale or To Let

697 Sq ft. (64.78 Sq m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is conveniently on Sandycombe Road midway between Richmond and Kew, with nearby access to the A316. The surrounding areas of Kew Village and Richmond provide excellent amenities and are well connected with Kew Gardens, North Sheen and Richmond Stations all within walking distance providing a direct overground service to London Waterloo and underground services via the district line.

Description:

The office is part of a stunning development set within a private gated courtyard, just moments from the amenities of affluent Kew Village and Richmond-upon-Thames. The development includes 9 contemporary individual offices from 675 Sq ft. - 2344 Sq ft.

**Amenities include:**

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

Accommodation:

The available accommodation comprises the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
The Gate House	697	64.78
TOTAL	697	64.78

Terms

The premises are available by way of a new lease or on a virtual freehold basis.

Rent

£24,500 per annum exclusive.

Price

£400,000 plus VAT

Rates

The rateable value is £16,250 which gives rates payable of £7,962.50. Interested parties are advised to make their own enquiries with Richmond Council. There may be an opportunity of small business rate relief.

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.

Viewings

For further information please contact either joint agents:

Michael Rogers

Tel: 0208 332 7788

Niall Christian: Niall.Christian@michaelrogers.co.uk

Martin Campbell

Tel: 020 8940 2266

Dominic Arthur: d.arthur@martincampbell.co.uk

Subject to Contract October 2021

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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

Regulated by RICS