

**Units 17-18, Station Point
121 Sandycombe Road
Richmond
TW9 2AD**



Excellent plug and play self-contained office building

With planning for residential

For Sale

960 Sq ft. (89.00 Sq m) approx.

0208 332 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 privately gated courtyard mixed use development. The unit is just moments from the amenities of affluent Kew Village and Richmond-upon-Thames.

**Amenities include:**

- Air Conditioning
- Video entry phone system
- WC and shower
- 1 Car space
- LED lighting
- Kitchenette
- Floor to ceiling height windows
- Secure cycle storage
- Carpeted throughout
- Communal garden

Planning has been approved for conversion to a 3-bedroom apartment.

Accommodation:

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

FLOOR	SQ FT	SQ M
Ground	381	35.35
First	579	53.65
Total	960	89.00

Terms

The premises are available by way of a new full repairing and insuring lease for a term by arrangement or on a virtual freehold basis.

Price

£475,000 plus VAT



Rates

The rateable value is £41,250 which gives rates payable of £20,583.75. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate

B42.



Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering:

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For further information please contact joint sole agents:

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Subject to Contract July 2024

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