

**Units 15-16, 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](http://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
- One 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 three-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.

## Rent

Upon application.

## Price

£430,000 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:**

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 joint sole agents:**

### **Michael Rogers LLP**

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Subject to Contract November 2025

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