

36 BARDOLPH ROAD, RICHMOND UPON THAMES, TW9 2LH



SUMMARY

- 491 sq ft (45.63 sq m)
- Office Investment
- Owner-occupier opportunity
- For Sale
- Investment
- Leasehold
- Price: Upon Application
- Rent: £12,199
- The property is subject to a lease expiring in 2025 and the passing rent is £12,199 per annum.

AMENITIES

- Air-conditioned
- Controlled on-street parking
- DDA compliant WC facility
- Good natural light
- Open plan with perimeter trunking
- Purpose built modern space



LOCATION

Bardolph Road is located off of Lower Mortlake Road (A316), near to Manor Circus roundabout. The nearest station is North Sheen and there are frequent bus services to Richmond and Kew Gardens for access to the District Line, London Overground and faster services to London Waterloo.

DESCRIPTION

The subject office is self-contained and on the ground floor of Falstaff House, which is a popular mixed commercial and residential scheme completed in 2006. The property has a glazed frontage and entrance door, double glazing and good natural light from the rear.

ACCOMMODATION

The property benefits from a good specification including integrated comfort cooling and heating, double glazing, LG3 lighting, perimeter trunking and plaster finished walls. The unit has its own WC and kitchenette and the office has a partitioned private office.

FLOOR	SIZE
Ground Floor (excluding DDA compliant WC) - E-Accountants Limited	491 sq ft (45.63 sq m)
Total	491 sq ft (46 sq m)

LEASE / TERM

The property is subject to a lease expiring in 2025 and the passing rent is £12,199 per annum.

RENT

£12,199

PRICE

Upon Application

RATES

The rateable value of the subject property is £11,162.00; however it currently benefits from full relief so nothing is payable for most occupiers.

VAT

VAT is applicable

EPC RATING

Available upon request

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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