

FOR SALE

OFFICE INVESTMENT

36 BARDOLPH ROAD, RICHMOND UPON THAMES TW9 2LH

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **GROUND FLOOR OFFICE IN MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT**
- **CURRENT INCOME £12,200 PER ANNUM**
- **LEASE EXPIRY 22ND NOVEMBER 2025**
- **1/2 A MILE FROM RICHMOND TOWN CENTRE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

36 BARDOLPH ROAD, RICHMOND TW9 2LH

LOCATION

The property is located within Falstaff House and is accessed from Trinity Road which is found on the south side of Lower Mortlake Road (A316). The local area is a mixture of offices, industrial occupiers and residential housing.

The property is located approximately ½ a mile to the north east of Richmond upon Thames town centre, an affluent south west London area close to Richmond Park and the River Thames .

The property is also well located for public transport facilities with Richmond Railway Station and Underground Station (District Line) approximately ½ a mile away, providing regular services into central London. A number of bus routes serve the area.

DESCRIPTION

Falstaff House is a four storey mixed use premises with 10 self contained offices at ground and first floor levels and residential accommodation on the upper floors.

The subject office is located on the ground floor and benefits from double glazed windows, air conditioning, carpeting, built in kitchenette, glass partitioned meeting room/office, alarm, perimeter trunking and cabling, DDA compliant WC and good natural light.

There is metered parking and a cycle rack.

ACCOMMODATION

The property has an approximate net internal floor area of 45.6 sq. m (491 sq. ft).

TENURE

The property is held on a 999 year lease at a ground rent of £200 per annum and subject to the occupational lease expiring on 22nd November 2025 at an annual rent of £12,200 per annum.

PRICE

£200,000 plus VAT

BUSINESS RATES

2017 Rateable Value: £11,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: C75

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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