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REAL ESTATE ADVISORS



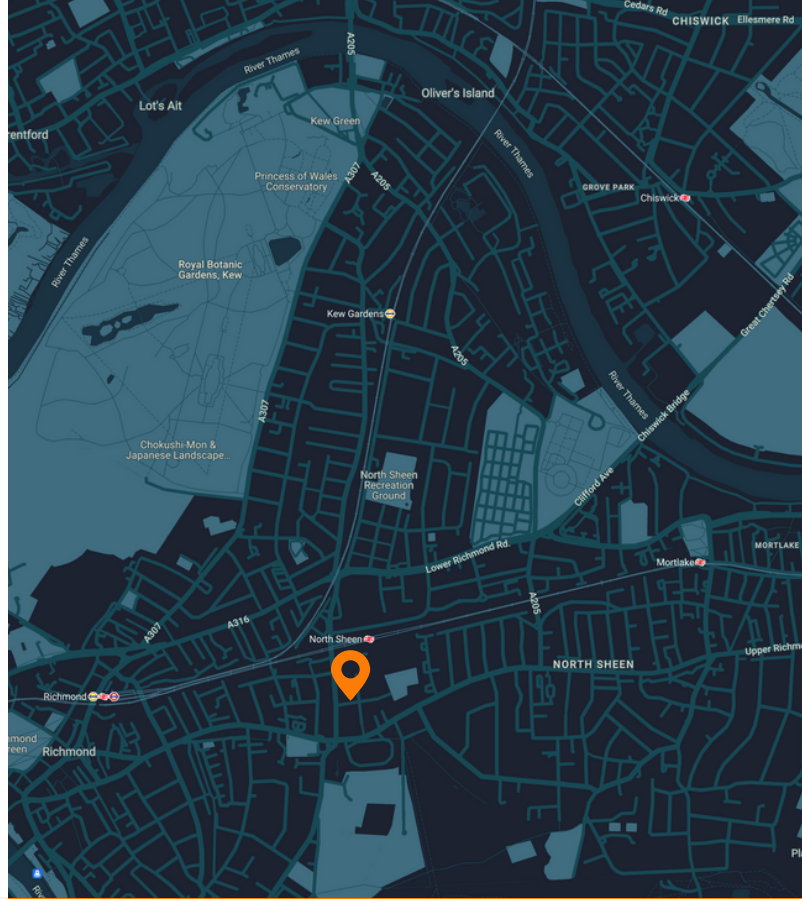
**121 Sandycombe Road,
Richmond, Surrey TW9 2AD**

**MODERN SPLIT-LEVEL OFFICE
AVAILABLE TO BUY OR RENT
(1,154SQFT)**



Summary

- » Quality self-contained **office space (B1)** available in **Richmond Upon Thames**
- » Accommodation measures **1,154sqft** over **two floors** (ground & first)
- » Just a 10 minute walk (0.5 miles) to **Kew Gardens Station (District Line)** and **North Sheen Station (Overground)** providing **direct trains into London**
- » Property benefits from a **gated entrance** to the development and is located within a **quiet residential area**
- » We are inviting offers in excess of **£550,000** (£477psf) for sale or **£30,000pax** (£26psf) to rent



Description

We are delighted to offer the opportunity for **investors and owner occupiers** to secure their own **modern Office (B1)** within an exciting mixed-use development on **Sandycombe Road**.

The self-contained unit **measures 1,154sqft** and is available either to **buy or rent**.

The space is split level with a small **reception area, WC/shower facilities, fully fitted kitchenette** and **meeting room** on the ground floor.

The first floor comprises another **open plan room** which is likely to be used as the main accommodation area.

Location

The property is located within **Station Point** which is a high-quality development close to **Kew Village** and **Richmond Upon Thames**.

It is exceptionally well connected, being a **10 minute walk (0.5 miles)** to both **North Sheen Station** to the south and **Kew Gardens Station** to the north, with direct links to **London Waterloo** (26 minutes from North Sheen) and **District Line** services to the West End (37 minutes from Kew Gardens).

The centre of **Richmond** is less than a mile away, which possesses beautiful green space for occupiers (**Richmond Park**), along with a wide range of **restaurants and coffee shops** for the workers to enjoy.

PROPERTY ADDRESS
121 Sandycombe Road
Richmond, TW9



Specifications

The property benefits from several features such as **fob entry security gate**, **alarmed security**, **air conditioning** and **heating system**. Natural light is a key feature with floor to ceiling windows heights on both floors flooding the entire space.

Floor Plans

Floor plans are available upon request.

Business Rates

Rates payable are estimated to be **£14,222pax**. Interested parties are welcome to make their own enquiries with the **London Borough of Richmond Upon Thames** for further information.


Terms

We are inviting offers in excess of **£550,000** (£477psf) for sale, with an unexpired 993-year lease available.

Alternatively, our client would consider rental offers guided at **£34,620pax** (£30.00psf) for a new FRI lease direct with the landlord.



CONTACT US

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