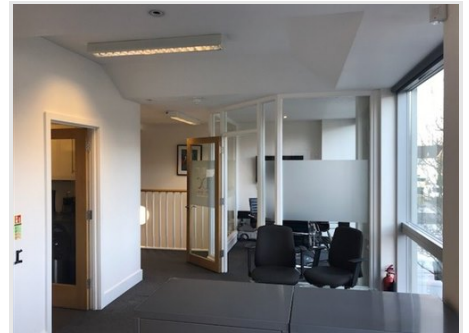


**FALSTAFF HOUSE, 20 BARDOLPH ROAD, RICHMOND UPON THAMES,
TW9 2LH**



SUMMARY

- **1,400 sq ft (130.11 sq m)**
- **First floor self-contained office**
- **Modern residential/commercial development**
- **To Let**
- **Rent: £50,000 per annum**
- **A new lease, the terms of which are to be agreed.**

AMENITIES

- **Air-cooling system**
- **Fitted kitchen**
- **Intercom entry**
- **Meeting room**
- **Private entrance**
- **Raised floors and perimeter trunking**



LOCATION

The affluent town of Richmond Upon Thames is situated approximately 9 miles from Central London and benefits from excellent road and rail links to both London and Heathrow Airport. The property is located off Lower Mortlake Road, a short distance from North Sheen Station (direct South West Trains service to Waterloo) and Richmond Station (District Line and Overground). Local amenities include Sainsbury's, Carluccios, Costa Coffee and Subway.

DESCRIPTION

First floor, self-contained office accommodation set within an attractive modern development. The office benefits from perimeter trunking, raised floors and air-conditioning and is currently arranged to include WC facilities, a separate kitchen and private meeting room.

ACCOMMODATION

FLOOR	SIZE
First floor	1,400 sq ft (130.11 sq m)
Total	1,400 sq ft (130 sq m)

LEASE / TERM

A new lease, the terms of which are to be agreed.

RENT

£50,000 per annum

RATES

The property is listed on the Valuation Office website with a Rateable Value of £27,750.

VAT

VAT is applicable

SERVICE CHARGE

£2,011 per annum.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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