

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



**SUMMARY**

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- **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**

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- **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)
<b>Total</b>	<b>1,400 sq ft (130 sq m)</b>

## 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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