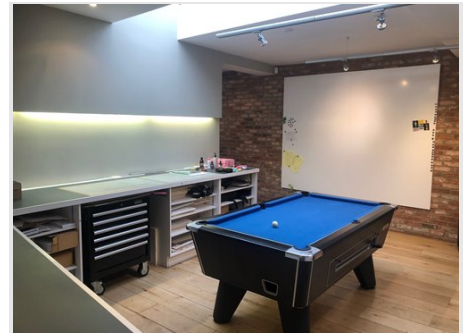


95 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1YJ

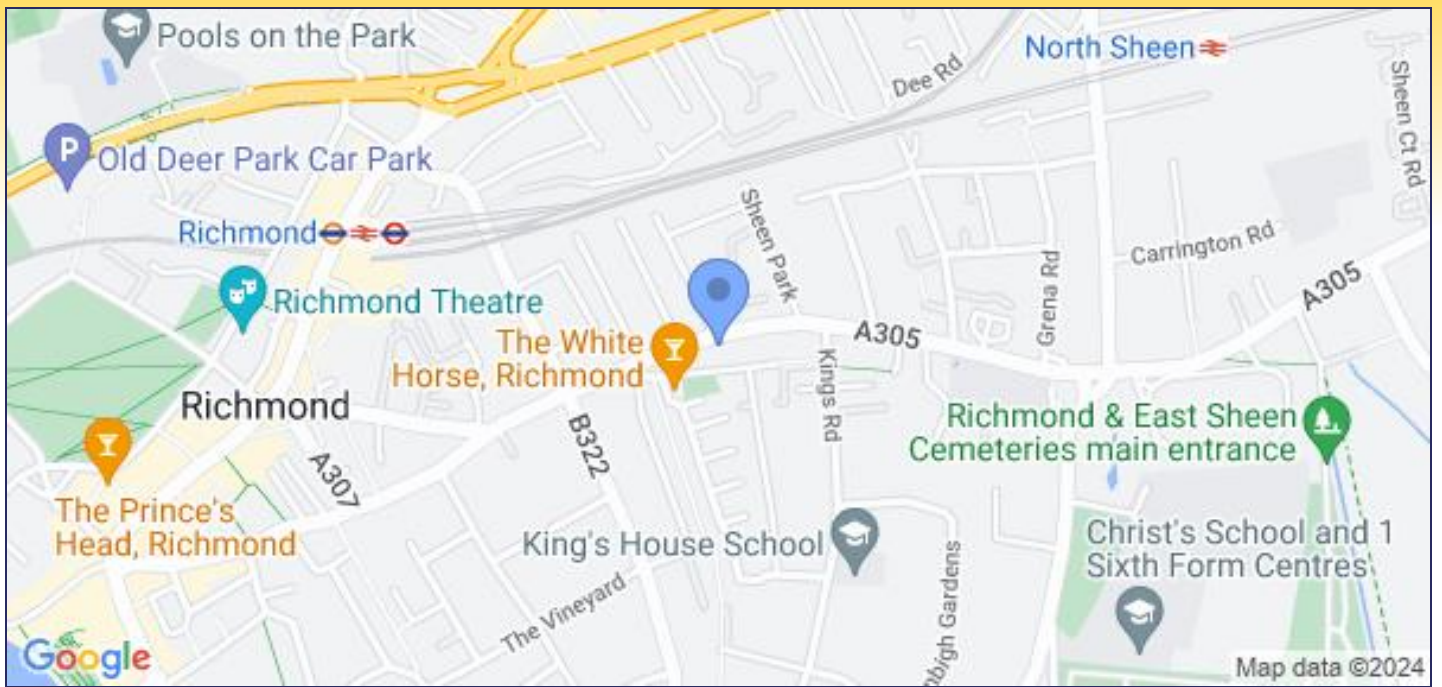


SUMMARY

- 1,828 sq ft (169.89 sq m)
- Period Office in Conservation Area
- Self contained contemporary space
- For Sale
- Price: Available Upon Application
- Freehold with Vacant Possession

AMENITIES

- Comfort Cooling and heating
- Exposed Brickwork
- Exposed Timber Flooring
- Front Garden with box hedges
- Kitchen
- LED lighting
- Period facade with traditional sash windows
- WCs and Shower



LOCATION

The property is well located in a prominent position on the south side of Sheen Road and is on the edge of Richmond Town Centre. Richmond Station is located within easy walking distance, providing London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins).

DESCRIPTION

95 Sheen Road is a very attractive two storey self-contained period building providing well designed contemporary office accommodation that is both comfortable and functional for a range of businesses. Richmond Upon Thames is one of the most desirable locations in South West London to both live and work, offering excellent transport links and extensive leisure and retail amenities. It is also a thriving business location that attracts both local and international companies.

ACCOMMODATION

FLOOR	SIZE
Basement	362 sq ft (33.64 sq m)
Ground Floor	1,018 sq ft (94.61 sq m)
First Floor	448 sq ft (41.64 sq m)
Total	1,828 sq ft (170 sq m)

LEASE / TERM

Freehold with Vacant Possession

PRICE

Available Upon Application

RATES

The property is listed on the VOA website as having a rateable value of £40,250, payable as £19,762.75 (2019/20). It is advisable for interested parties to confirm this information with the London Borough of Richmond upon Thames

VAT

EPC RATING

TBC

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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