

OFFICE TO LET

36 BARDOLPH ROAD, RICHMOND, TW9 2LH

Commercial space 500 sq. ft (46.5 sq. m) approx.



Contact Mike Gray
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VIEWING & FURTHER INFORMATION

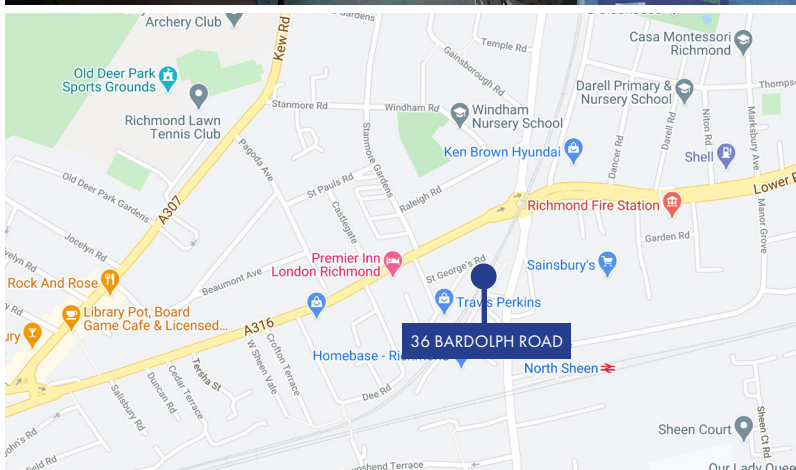
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- SELF-CONTAINED GROUND FLOOR OFFICE
- MODERN, OPEN PLAN SPACE
- AIR-CONDITIONING
- CARPETS THROUGHOUT
- SMALL TEAPOINT & WC
- RENT £12,500 PER ANNUM WHOLE PREMISES (OR £10,800 PER ANNUM PART)

Gray Point Commercial Property Advisors
70 London Road
Twickenham
TW1 3QS



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LOCATION

Bardolph Road is located off of Lower Mortlake Road (A316), near to Manor Circus roundabout. The nearest station is North Sheen and there are frequent bus services to Richmond and Kew Gardens for access to the District Line, London Overground and faster services to London Waterloo.

DESCRIPTION

The property comprises a self-contained ground floor office configured as an open plan office which has historically been divided into two parts by a glass partition wall. The building is a popular mixed commercial and residential scheme completed in 2006.

The office is modern in design and has the benefit of air-conditioning, perimeter trunking and a mixture of spot and down lighting with carpets throughout. In addition there is a small teapoint and a WC.

ACCOMMODATION

Ground floor (whole): 500 sq. ft (46.5 sq. m) approx.

Ground floor (part): 218 sq. ft (20.3 sq. m) approx.

ENERGY PERFORMANCE RATING

C (75) - a copy of the certificate is available on request.

TENURE

Quoting rent of approximately £10,800 per annum for the room only on an 'all-inclusive' basis, or alternatively the whole premises by way of assignment / sublease at a passing rent of approximately £12,500 per annum exclusive. Minimum rental term 12 months with a 3 month deposit.

RENT

£12,500 per annum whole premises (or £10,800 per annum part) (a service charge may apply in addition, details available from agent)

* We believe that the building is VAT elected. Interested parties should make their own enquiries.

BUSINESS RATES

Included within the all-inclusive rental figure.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 21 August 2020 www.gray-point.com

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