

## UNITS 17-18 STATION POINT RICHMOND

Ground Floor 381 sq ft. First Floor 579 sq ft. Total 960 sq ft.



### ADDRESS

Units 17-18 Station Point  
121 Sandycombe Road  
Richmond  
TW9 2AD

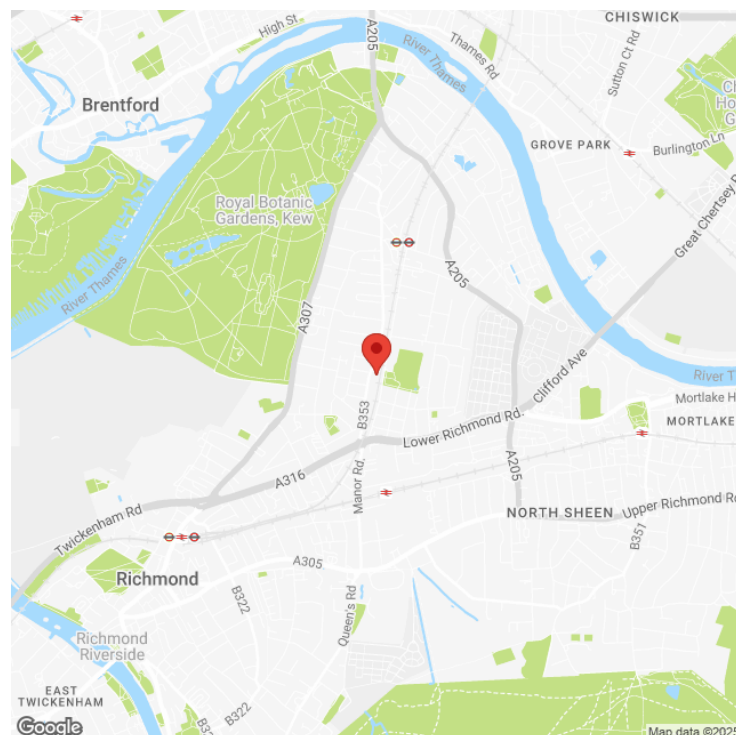
### DESCRIPTION

#### **Excellent Plug and Play, Self-Contained Office Building - For Sale or To Let**

The property is located on Sandycombe Road midway between Richmond and Kew. The property enjoys easy access to the A316. Kew Gardens, North Sheen and Richmond stations are all within walking distance, all offering rail services to London Waterloo via a direct overground service, and underground services (District Line).

The building is part of a privately gated courtyard mixed-use development close to the amenities of affluent Kew Village and Richmond upon Thames.

Dated: 20/04/2025



## SPECIFICATION

Air-conditioning  
Video entry phone system  
WC and shower  
1 parking space  
LED lighting  
Kitchenette  
Floor to ceiling height windows  
Secure cycle storage  
Carpeted throughout  
Communal garden  
EPC Rating B-42

**Tenure** Leasehold. New full repairing and insuring lease for a term by arrangement or on a virtual freehold basis.

**Price** On application

**Rent** On application

**Rates** RV £41,250. Rates payable £20,583.75.

**Size** Ground Floor 381 sq ft. First Floor 579 sq ft. Total 960 sq ft.

## CONTACT

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Dated: 20/04/2025

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