



**Rent** £21,000 Per annum + VAT

**Size** 1,060 Square feet

**Ref** #3204

## Address

**Address:** 22 Falstaff House, Bardolph Road

**Postcode:** TW9 2LH

**Town:** Richmond upon Thames

**Area:** London

## Location

Bardolph Rd is situated just off the Lower Mortlake Road (A316) close to the junction with Manor Rd and approximately one mile from Richmond town centre. Mortlake, North Sheen, Kew Gardens and Richmond stations provide underground and mainline rail services.

## Description

Self contained ground floor office suite within an attractive modern mixed commercial and residential scheme built some 20 years ago.

The suite is very nicely presented with some glazed partitioning providing four pods/cubicles, which are perfect for private online meetings, in addition to the larger meeting room. Comfort cooling is installed and there is a W.C. and kitchenette.

Providing a total floor area of approximately 1060 sq ft.

Early viewing recommended.

EPC band C.

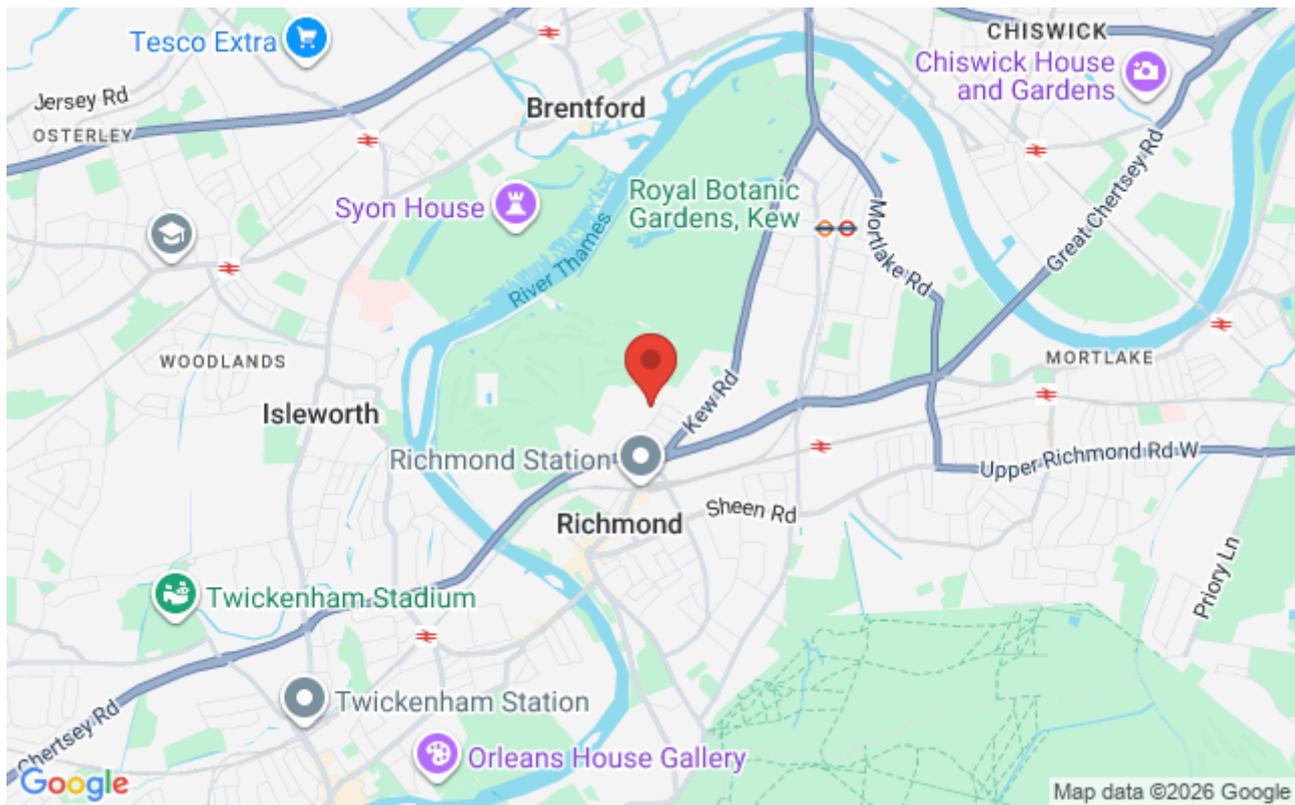
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,000 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £23,500, payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease available for a term to be agreed

## Features

- ✓ Comfort cooling
- ✓ Ground floor
- ✓ Stylishly fitted

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





