FOR SALE – Self Contained Air-conditioned First Floor Office with 1 Car Parking Space



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34 Bardolph Road,
Richmond, TW9 2LH

668 sq. ft.
(62.1 sq. m.)

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Location

34 Bardolph Road is situated in the popular North Sheen area of Richmond, with excellent transport links. The nearby A316 provides direct access to Central London, the M3 and the M25 motorway network.

The property is approximately 0.4 miles from North Sheen Mainline Station and 0.6 miles from Richmond Station, providing National Rail, London Underground (District Line) and London Overground services. Local bus routes also offer regular connections to Richmond, Kew and the surrounding areas.

Richmond town centre provides an extensive range of retail, leisure and dining amenities, while nearby North Sheen offers a variety of cafés, supermarkets and everyday conveniences. The property is also within easy reach of Richmond Park and Royal Botanic Gardens, Kew.







A205 – South Circular	1 mile
A4 – Chiswick	2.8 miles
M4 - Brentford	2.8 miles
M3 – Junction 1	7.3 miles



North Sheen(British Rail)	0.4 miles
Richmond (District & British Rail)	0.6 miles
Kew Gardens (District & Overground)	0.9 miles
Kew Bridge (British Rail)	1.7 miles

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The Property

34 Bardolph comprises a self-contained modern first floor office suite, accessed via a ground floor entrance and stairwell. It forms part of a larger mixed-use commercial and residential scheme completed in circa 2006.

Accommodation

The property has been measured in accordance with the Gross Internal Area (GIA) and provides the following:

34 Bardolph Road	Sq. ft.	Sq. m.
Ground Floor	15	1.4
First Floor	653	60.7
Total	**668**	**62.1**





Amenities

- Air conditioning
- Perimeter trunking
- Ceiling mounted lighting
- Carpeting throughout
- Double glazed windows
- WC
- Shower
- Kitchenette
- 1 allocated car parking space

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Long Leasehold Sale

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease from 24th March 2004 at an initial ground rent of £200 per annum.

Guide Price: **£295,000 (£441 psf.)**

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £15,000.

All applicants must make their own enquiries through the London Borough of Richmond billing authority.

Service Charge

Further details available from the agents.

VAT

We have been advised the property is NOT elected for VAT.

EPC

Rating: C (70)

Legal Costs

Each party to bear their own legal costs.

Parking

1 allocated car parking space.



Viewing

Through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. August 2026.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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