

WATLING
REAL ESTATE

FOR SALE



14 BARDOLPH ROAD, RICHMOND, TW9 2LH

Warehouse building with offices and yard space presenting with redevelopment / change of use potential



THE OPPORTUNITY

- ▶ Freehold
- ▶ Self-contained warehouse, office and yard
- ▶ Redevelopment / Change of Use potential STPP
- ▶ Warehouse – 125 sq.m (1,345 sq.ft)
- ▶ Office – 125 sq.m (1,345 sq.ft)
- ▶ Yard – 191 sq.m (2,055 sq.ft)
- ▶ Approximately 400 metres (0.25 miles) north of North Sheen National Rail station
- ▶ Richmond town centre is located approximately 1.5 kilometres (1 mile) south west of the Property

OFFERS INVITED
FOR THE FREEHOLD INTEREST



LOCATION

14 Bardolph Road is located within the London Borough of Richmond Upon Thames within a sub location previously known as North Sheen, an area that has largely been absorbed by postcode changes into Kew and Richmond.

The location is well connected by both rail (fast trains to central London in 25 minutes), and road, (being in close proximity to both the A316 and A40).

The property is positioned prominently on Bardolph Road, nestled between turn of the century workers cottages, former commercial buildings that has subsequently been converted into residential uses and a busy Travis Perkins builders merchants' site. Rail lines run to the rear of the property.

Richmond town centre is within 0.5 miles of the site and North Sheen train station is within a short walking distance of the property.

Surrounding occupiers include a variety of well-known retailers such as Sainsbury's, Travis Perkins, Kwik Fit and Pets Corner. There are a number of pubs and restaurants within a walk or short drive.



CONNECTIVITY

The Property is well served by public transport as indicated by its PTAL rating of 4.

There are multiple bus routes operating along Sandycombe Road and Lower Richmond Road, providing services to Richmond, Hammersmith and Teddington.





CLERKENWELL

THE BRITISH MUSEUM



ST. PAUL'S CATHEDRAL

COVENT GARDEN

SOHO

MAYFAIR

MARLYBONE

PADDINGTON

NOTTING HILL

WHITE CITY

WESTFIELD LONDON



KENSINGTON PALACE

KENSINGTON



NATIONAL HISTORY MUSEUM



BUCKINGHAM PALACE

WESTMINSTER

VICTORIA

SOUTH KENSINGTON

BELGRAVIA

MILLENNIUM BRIDGE



MILLENNIUM BRIDGE

SOUTH BANK

BOROUGH MARKET

WATERLOO

ELEPHANT & CASTLE

LAMBETH

WALWORTH

VAUXHALL



THE OVAL

River Thames

CHELSEA

EARL'S COURT

HAMMERSMITH

BARON'S COURT



STAMFORD BRIDGE



RAVENS COURT PARK



ACTON PARK

ACTON



GUNNERSBURY PARK



OTECH COMMUNITY STADIUM

CHISWICK



CHISWICK HOUSE & GARDENS



BARNES BRIDGE



CRAVEN COTTAGE



FULHAM PALACE

FULHAM

PARSONS GREEN

HURLINGHAM



CHELSEA HARBOUR



BATTERSEA PARK

BATTERSEA

PATMORE ESTATE

River Thames



PUTNEY BRIDGE

PUTNEY

WANDSWORTH

CLAPHAM JUNCTION

BRIXTON



CLAPHAM COMMON

CLAPHAM

BRIXTON HILL

NORTH SHEEN STATION

NORTH SHEEN

MORTLAKE

GREAT PAGODA



KEW PALACE



ROYAL BOTANIC GARDENS, KEW



SYON HOUSE

BRENTFORD

ISLEWORTH



HEATHROW AIRPORT

6 MILES

RICHMOND STATION

RICHMOND

MARBLE HILL



NATIONAL TRUST HAM HOUSE & GARDEN

TWICKENHAM



RICHMOND PARK

ROEHAMPTON

PUTNEY HEATH

WIMBLEDON & PUTNEY COMMONS



WIMBLEDON PARK

SUMMERSTOWN

TOOTING BEC

STREATHAM

14 BARDOLPH ROAD

WIMBLEDON

TEDDINGTON

DESCRIPTION

The site comprises a two storey building dating back to the 1970's. The site historically acted as railway sidings.

AREA	SQ.M	SQ.FT.
Ground Floor – Warehouse	125	1,345
First Floor – Offices	125	1,345
Yard / Parking	191	2,055
Total	441	4745

All accommodation is basic and dated in nature.

Whilst its existing use may accommodate an owner occupier with a specific and aligned requirement, given nearby conversions, the site will likely attract interest from a range of investors and developers.



FURTHER INFORMATION

EPC

TBC

TENURE

Freehold under Title Number – SGL336553

LEGAL COSTS

Each party to be responsible for their own legal costs incurred throughout the transaction.

VIEWINGS

Strictly by appointment only through Watling Real Estate as Sole Agents.

ASKING PRICE

Offers are invited

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

CONTACTS

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Subject to Contract

Property Reference: 223144

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