

**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.

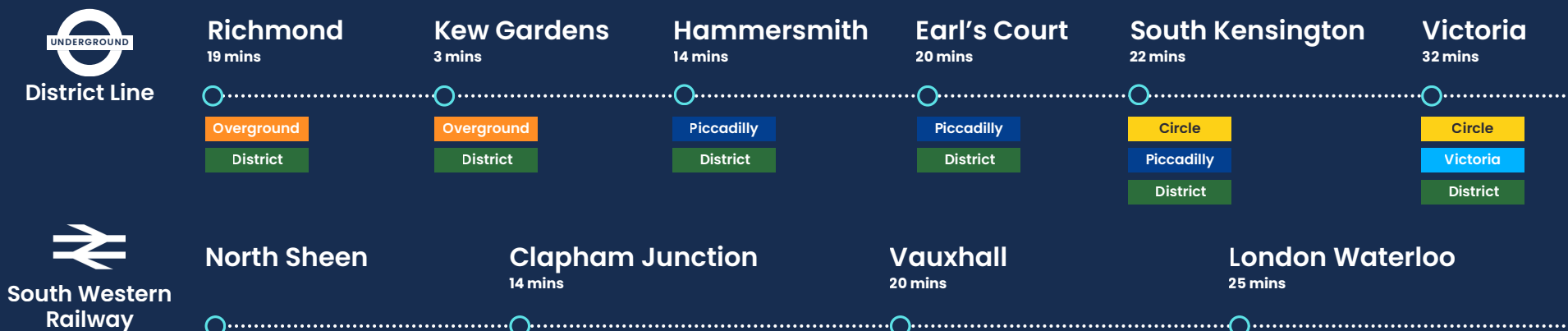
Surrounding occupiers include a variety of well-known retailers such as Sainsbury's, Travis Perkins, Kwik Fit and Pets Corner. There are a number of pubs and restaurants within a walk or short drive.



# 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

MARLYBONE

PADDINGTON

NOTTING HILL

WHITE CITY

WESTFIELD LONDON



KENSINGTON PALACE

KENSINGTON



NATIONAL HISTORY MUSEUM

MAYFAIR



HYDE PARK

BUCKINGHAM PALACE



BIG BEN

LONDON



MILLENNIUM BRIDGE

BOROUGH MARKET

SOUTH BANK

WATERLOO

ELEPHANT & CASTLE

LAMBETH

WESTMINSTER

VICTORIA

PIMLICO

CHELSEA

EARL'S COURT

HAMMERSMITH

BARON'S COURT



STAMFORD BRIDGE

VAUXHALL



THE OVAL

River Thames

River Thames

FULHAM

PARSONS GREEN



CHELSEA HARBOUR



BATTERSEA PARK

PATMORE ESTATE



CRAVEN COTTAGE



FULHAM PALACE

HURLINGHAM



PUTNEY BRIDGE

CLAPHAM JUNCTION



BARNES BRIDGE

MORTLAKE

NORTH SHEEN

NORTH SHEEN STATION

RICHMOND STATION

RICHMOND

GREAT PAGODA



ROYAL BOTANIC GARDENS, KEW

KEW PALACE



GTECH COMMUNITY STADIUM



RAVENSCOURT PARK



ACTON PARK

ACTON

EALING

WEST EALING

NORTH ACTON

ISLEWORTH



HEATHROW AIRPORT

6 MILES

TWICKENHAM

MARBLE HILL



NATIONAL TRUST HAM HOUSE & GARDEN



RICHMOND PARK

ROEHAMPTON

PUTNEY HEATH

WIMBLEDON & PUTNEY COMMONS



WIMBLEDON PARK

SUMMERSTOWN

TOOTING BEC

CLAPHAM COMMON

CLAPHAM

BRIXTON

BRIXTON HILL

STREATHAM

14 BARDOLPH ROAD

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
<b>Total</b>	<b>441</b>	<b>4745</b>



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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March 2026

Subject to Contract

Property Reference: 223144

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