

# FREEHOLD INDUSTRIAL UNIT FOR SALE



MARKET ROAD, RICHMOND TW9 4LZ

On the instructions of the Joint Administrators of Sheen Lane Developments Limited

GIA: 3,277 sq ft (304.48 sq m)



- Detached two bay warehouse situated in a desirable location in North Sheen/Richmond
- Currently utilised as storage with two storey offices
- Loading access and parking for approx. five vehicles
- Potential for redevelopment or alternative uses (STPP)
- Floor Area: 3,277 sq ft (304.31 sq m)
- Site Area: 0.123 acres (0.049 Ha)
- Offers invited for the freehold interests





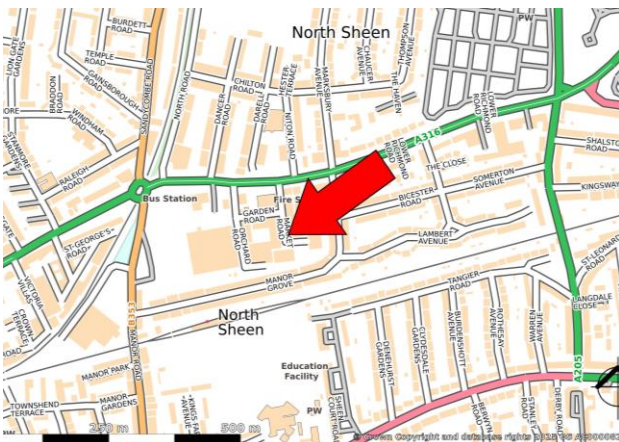
## LOCATION

The property is situated on the west side of Market Road in Richmond.

Richmond is an affluent area in West London situated on the banks of the River Thames, with Kew to the north, Mortlake to the east and Richmond Park to the south.

Market Road is an established industrial area with direct access onto the Lower Richmond Road (A316) providing good road links into Central London and to the M3, M4 and M25.

North Sheen railway station is 250m to the south-west of the property providing regular South Western railway services into Central London, with Richmond station one mile to the west providing further rail, tube and tram services, in addition to local bus services.

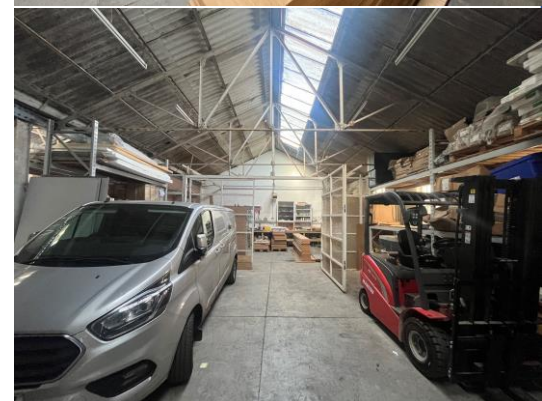
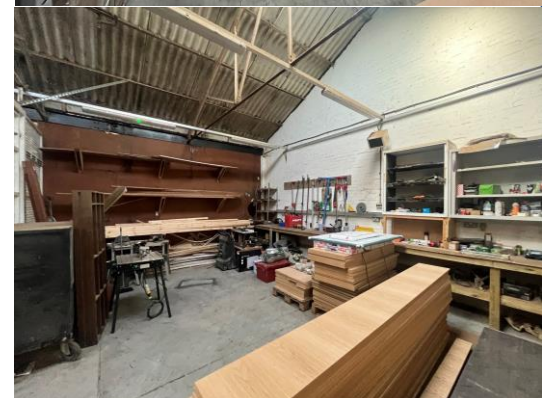


## DESCRIPTION

The property comprises a traditional 1950s twin bay industrial unit of solid brick/steel truss construction, with brick elevations underneath a pitched roof with roof lights and two storey office content.

Internally the property provides ground floor warehouse accommodation with vehicular loading access. There is two storey office accommodation to the front of the unit, with ancillary WCs.

There is a small yard to the front of the property providing loading access and car parking for approximately five vehicles.



## ACCOMMODATION

The property provides the following approximate accommodation:

ACCOMMODATION	Sq M	Sq Ft
Ground Warehouse	252.09	2,714
Ground Floor Offices	26.19	282
First Floor Offices	26.19	282
<b>Total</b>	<b>304.48</b>	<b>3,277</b>

## TENURE

The property is held across two freehold titles.

Title Nos. SY97707 & SY170564.

## USE CLASS

We understand that the Use Class is B2/B8. Interested parties are to make their own enquiries with the Local Authority.

## BUSINESS RATES

The rateable value of the property is:

Address	Rateable Value
Hamilton Motor factors Ltd, Market road, Richmond, Surrey TW9 4LZ	£33,500

## TERMS

The property is offered with vacant possession.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.

## EPC

G (204)

## GUIDE PRICE

OIEO £1,000,000

## CONTACTS:

For further information or to arrange a viewing please contact:

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