

# BRAND NEW OFFICE SUITE WITHIN GATED MEWS. FOR SALE

63D SANDYCOMBE ROAD, KEW, RICHMOND TW9 2EP

GROUND FLOOR 140.62 sqm (1,513.50 sq. ft)

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



**LOCATION**

Kew Gardens station (Zones 3 & 4) is located within approx. 0.6 miles and provides District Line and London Overground services to Richmond and towards/across London.

North Sheen Station is within 0.5 miles with direct access to London Waterloo. There are also bus services across west and North London.

**DESCRIPTION**

Positioned within a newly constructed gated mews development, this ground floor commercial unit offers open plan office space, designed and finished to a high standard. Additional features include air conditioning, kitchenette with integrated appliances and separate WC, plus a single parking space.

**ACCOMMODATION**

The unit comprises the following internal floor area (NIA)

Ground Floor: 140.62 sqm (1,513.50 sq. ft)

**BUSINESS RATES**

The Rateable Value is to be assessed. We recommend contacting the London Borough of Richmond Upon Thames to confirm.

**ENERGY PERFORMANCE RATING**

Rating: A (17)

**TENURE**

Long Leasehold (999 years) with vacant possession available from October 2023.

**VAT**

We have been advised that the property is not elected for VAT.

**PRICE**

£695,000.

**VIEWING**

Strictly by appointment through Sole Agents.

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