

NEWLY CONSTRUCTED BUSINESS PREMISES TO LET

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 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 and around to London Stratford.

DESCRIPTION

A newly constructed commercial unit offering open plan office space, designed and finished to a high standard, with comfort cooling/heating and one parking space. Modern kitchenette with integrated appliances and WC.

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

A (17)

LEASE

A new Lease direct from the landlord for a term to be agreed.

RENT

£42,500 per annum exclusive

VAT

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

VIEWING

Strictly by appointment through Sole Agents.

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