

63 Kew Road, Richmond

4,549 sq ft (423 sq m)

PLUG & PLAY FULLY FITTED SPACE



savills.co.uk

Location

The property is located 3 minutes' walk (0.1 miles) from Richmond Station. Situated close to The Quadrant and high street, the property occupies a prominent position at the north end of Richmond's business district.

The property sits on the roundabout of Twickenham Road and Lower Mortlake Road. Richmond railway station is within a 3 minute walk providing access to both Overground (Waterloo in 15 minutes) and the District Underground line. Heathrow Airport is a 25 minute drive.

The Quadrant provides a plentiful variety of food & beverage choices.

Description

63 Kew Road was constructed in 1998 however internally the property is specified to a Grade A standard, benefitting from a comprehensive refurbishment programme in 2014.

The space available benefits from flexible floor plates with a full fit out in situ. The floor plan and photos of this fit-out can be found on pages 2 and 3 of this brochure. In addition there is a modern refurbished reception, new air-conditioning throughout, and a large shared kitchen area on the 3rd floor.

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Third	Office	4,549	423
Total	Office	4,549	423

*All areas are approximate and measured on a NIA basis.

Viewing

Strictly by appointment through Savills



Specification (Grade A)

- Fully fitted
- Renovated in September 2014
- Professional image and architecture
- Modern reception
- Shower facilities
- Secure cycle storage available

Lease

The space is available by way of a sub-lease from the existing tenant for terms to be agreed.

Rent

Mid £40's per sq. ft.

Rates & Service Charges

Available on request

VAT

The building has been elected for VAT

Jonathan Gardiner
Savills
020 7409 8828
jgardiner@savills.com

Rob Pearson
Savills
020 7299 3093
rpearson@savills.com

James Mann
Savills
020 7299 3049
james.mann@savills.com

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

63 Kew Road, Richmond

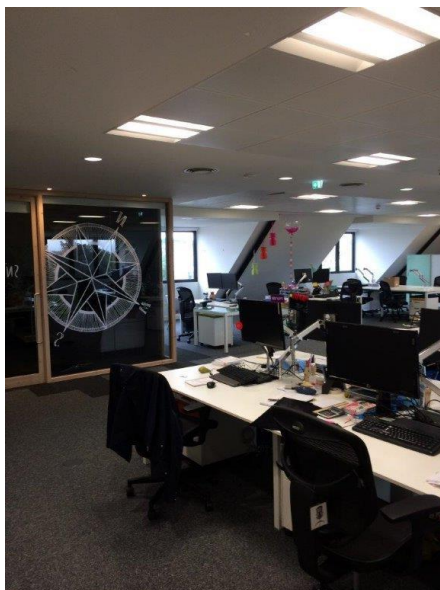
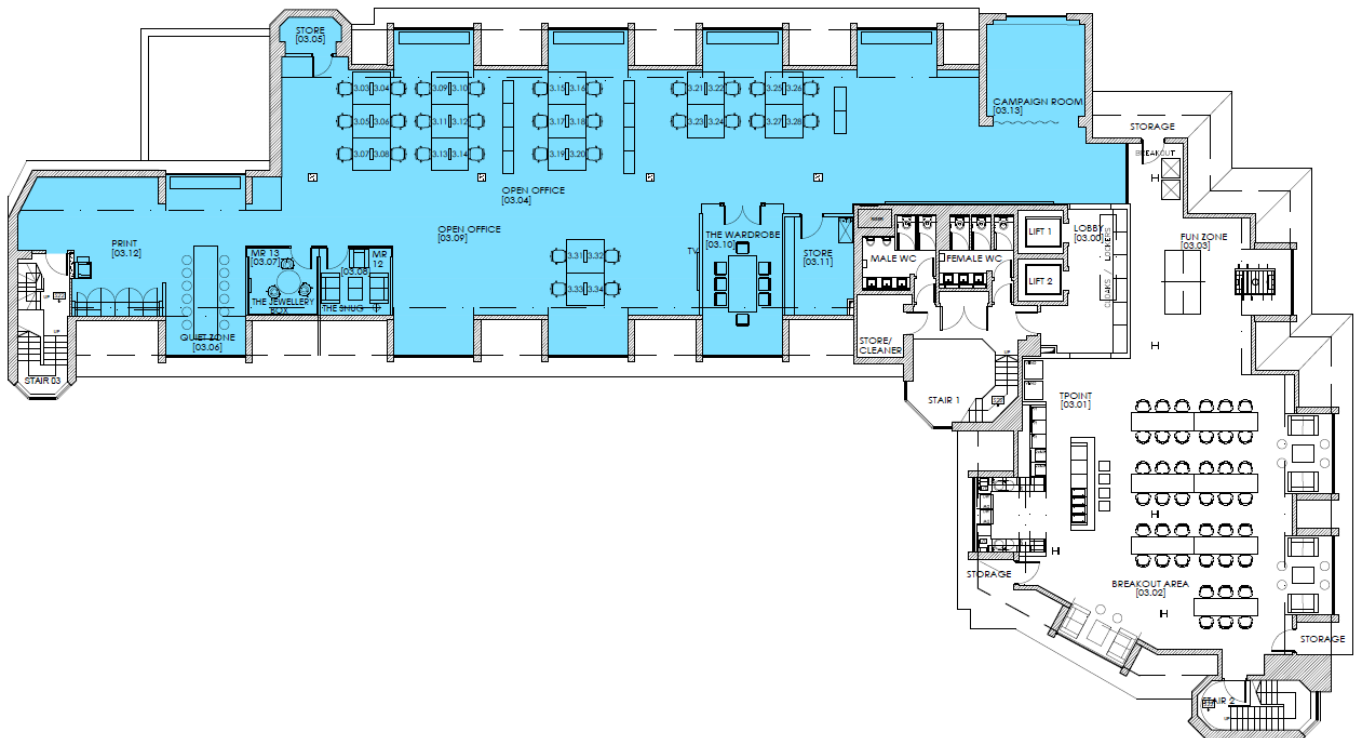
savills

4,549 sq ft (423 sq m)

savills.co.uk

Floor Plan and Pictures

3/F: 4,549 sq. ft.



Important Notice: Savills, their clients and any joint agents give notice that:

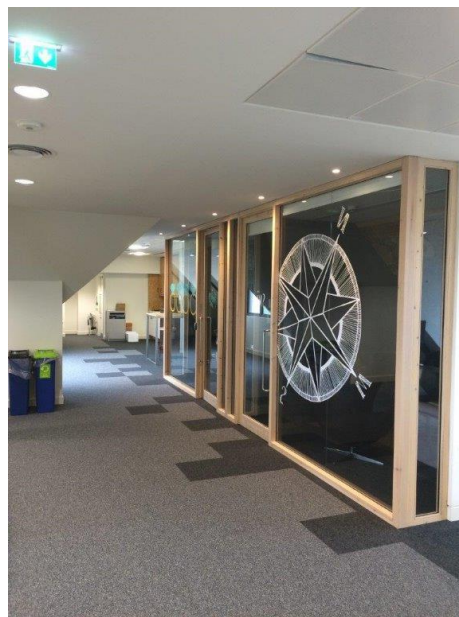
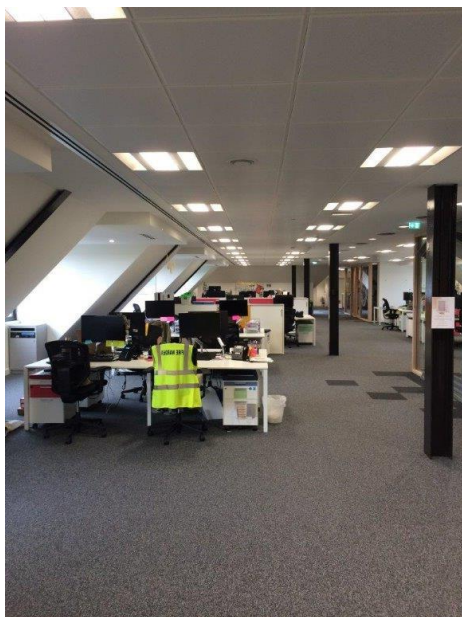
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

63 Kew Road, Richmond

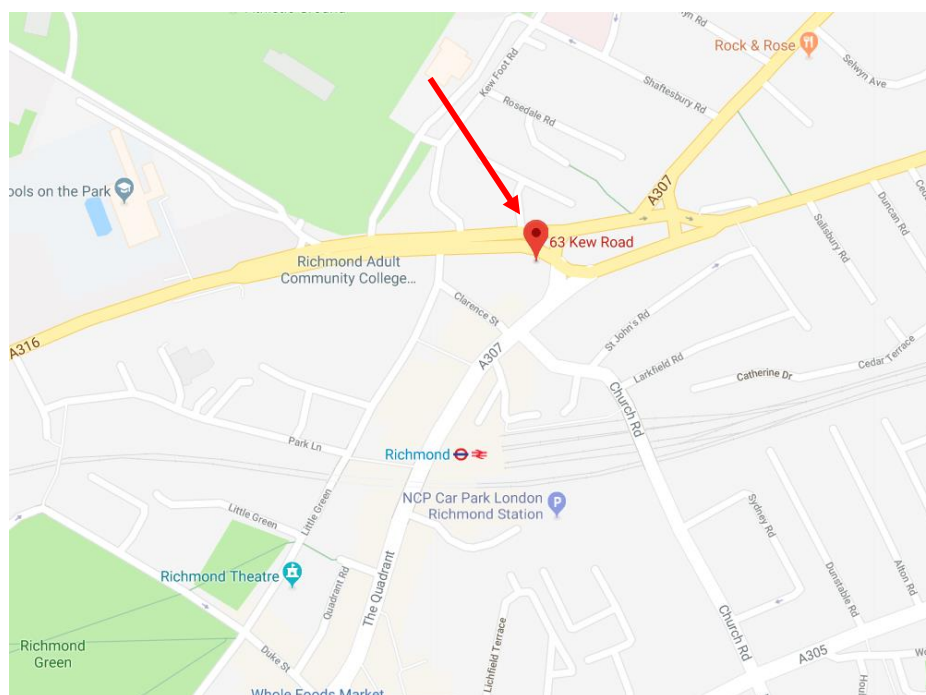
savills

4,549 sq ft (423 sq m)

savills.co.uk



Location



Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.