



RICHMOND-UPON-THAMES TW9 9QL

[63kewroad.com](http://63kewroad.com)

# A LANDMARK OFFICE BUILDING IN A PROMINENT LOCATION IN THE HEART OF RICHMOND UPON THAMES

A COMPREHENSIVE SUSTAINABLE REFURBISHMENT WITH OFFICE ACCOMMODATION AVAILABLE FROM 2,266 - 35,781 SQ FT



# SUSTAINABLE, EFFICIENT, CONTEMPORARY

63 Kew Road has undergone a comprehensive sustainable refurbishment to provide contemporary, energy efficient, high quality office accommodation.

Its commanding position on the A316, at the intersection of Kew Road and Twickenham Road, makes it both highly accessible and highly visible for branding opportunities.

It is less than 150 metres walk to Richmond station providing mainline, Underground (District Line) and Overground services to central London.



# EXPECT EXCEPTIONAL



Energy usage reporting and monitoring



Photovoltaic solar panels rated at 9.36 kW



Allocated onsite parking available including EV charging bays



Concierge reception with informal meeting space



EPC Rating: B



New LED lighting with motion sensors



Raised floors



New showers and changing facilities, including lockers and Dyson hairdryers



Refurbished WCs



2 x passenger lifts



Air conditioning with full air quality monitoring & smart zone control



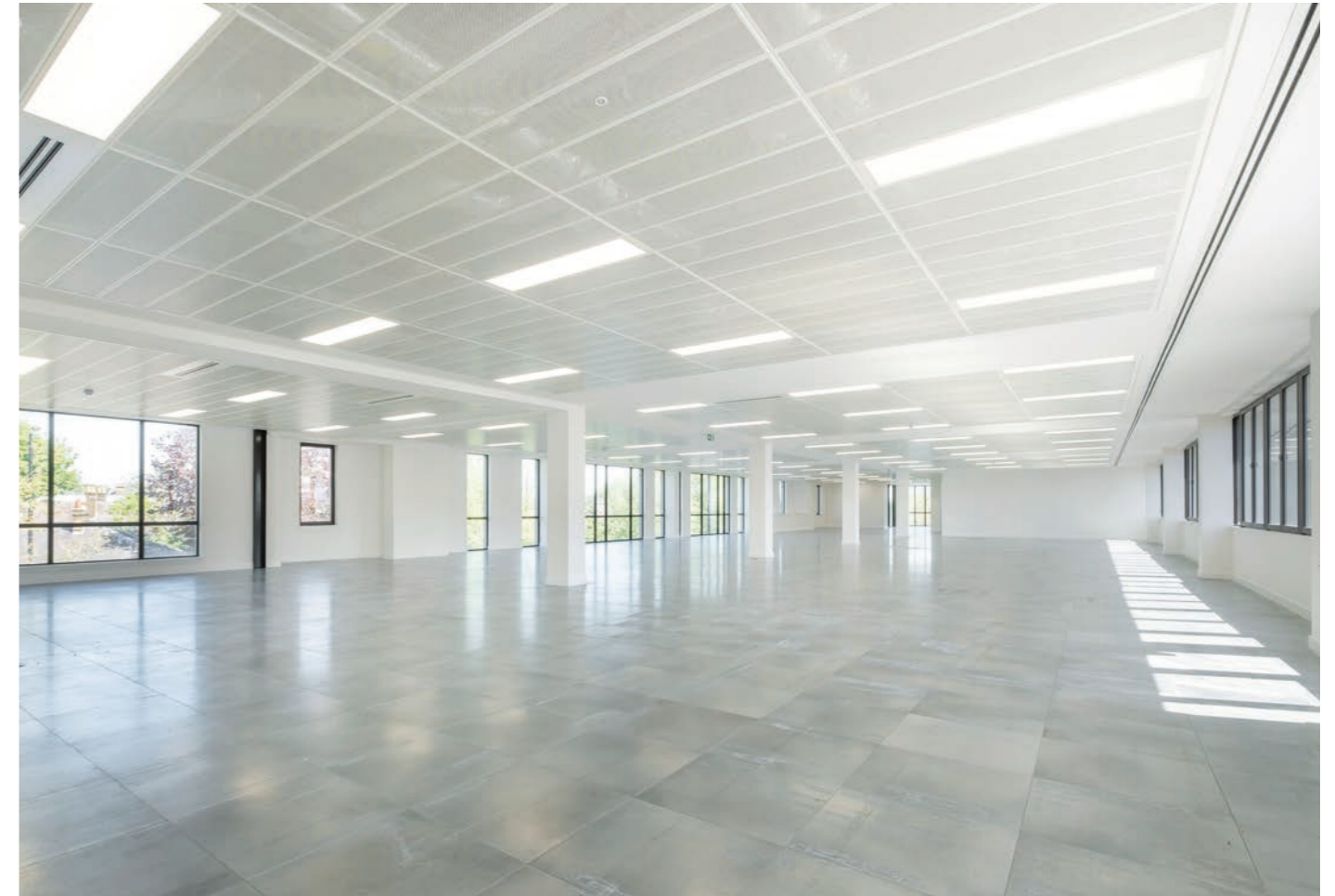
DDA compliant



Secure cycle storage with 44 spaces, exceeding BREEAM requirements



iBos digital security and environmental control



Second floor office ↑



Second floor office ↑





**LIGHT FILLED SPACE  
TO INSPIRE**

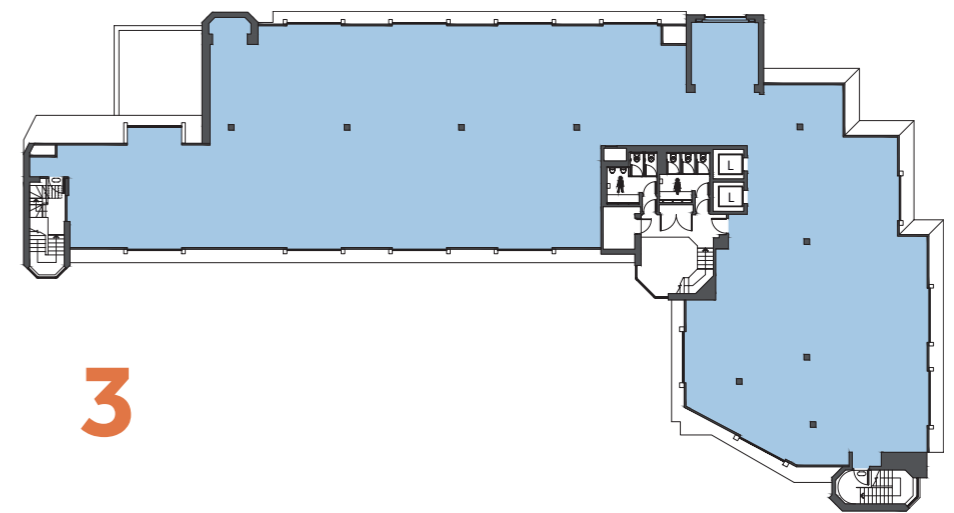
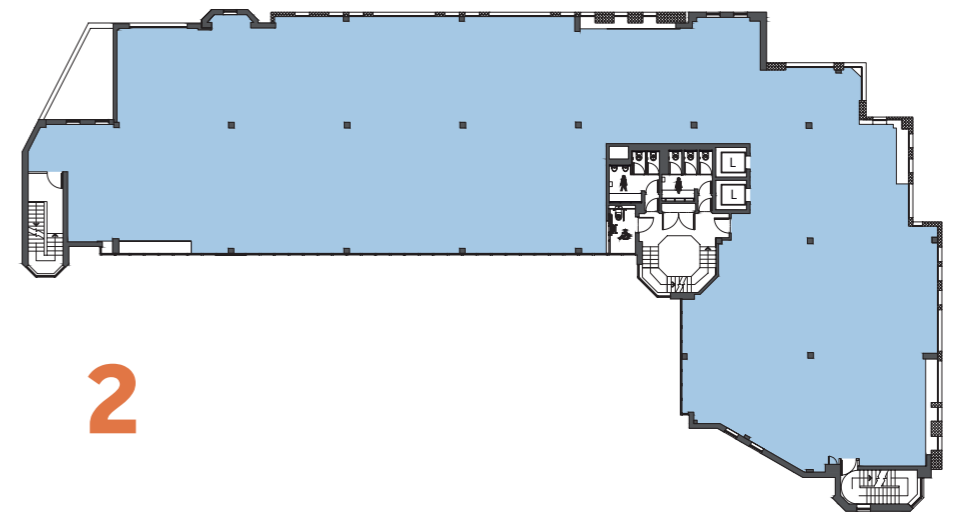
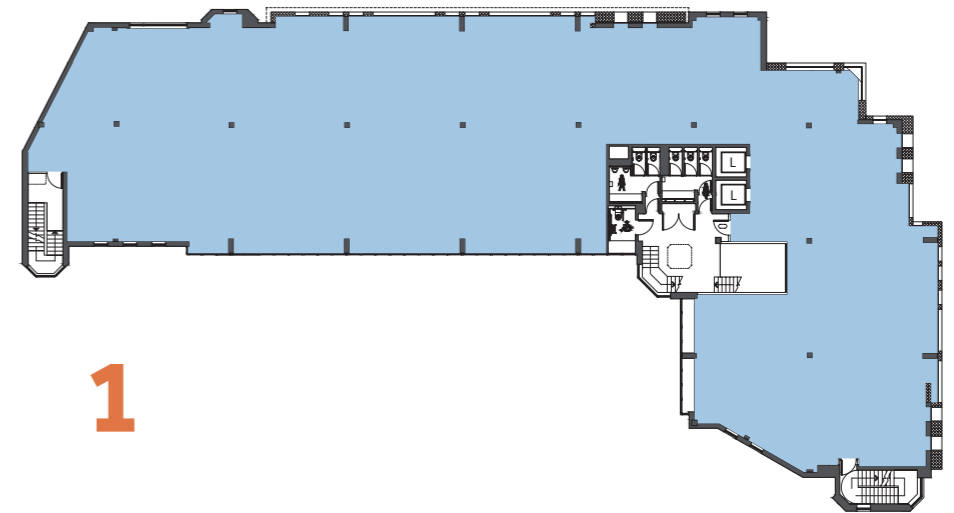
Third floor office ↑



**ACCOMMODATION**

The available accommodation comprises the following approx IPMS 3 floor areas:

Floor	sq ft	sq m
Third	8,226	764.20
Second	9,201	854.80
First	9,064	842.10
Ground	7,285	676.80
Reception & Proposed Clubroom	2,005	186.20
<b>Total</b>	<b>35,781</b>	<b>3,324.10</b>





# ONE OF LONDON'S FINEST LOCATIONS





# TRAVEL WITH EASE

Richmond is well connected by rail, underground and road.



## TRAVEL TIMES

By Road	Mins
M4	10
M3	12
M25	17
Heathrow Airport	24
Central London	31

By Rail/Underground	Mins
Clapham Junction	10
London Waterloo	19
Green Park	29
Heathrow Airport	35
Paddington	36
Oxford Circus	37
King's Cross	39



POST CODE: TW9 9QL



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KEW ROAD

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#### VIEWINGS

Strictly by appointment through the sole joint agents:

**Ed Smith**  
07836 656 538  
[edward.smith@realestate.bnpparibas](mailto:edward.smith@realestate.bnpparibas)

**Rebecca Hewitt**  
07776 636 539  
[rebecca.hewitt@realestate.bnpparibas](mailto:rebecca.hewitt@realestate.bnpparibas)

**Andrew Willcock**  
07870 999 628  
[awillcock@savills.com](mailto:awillcock@savills.com)

**Olivia Jones**  
07951 041 788  
[ojones@savills.com](mailto:ojones@savills.com)

**Florence Horner**  
07870 999 255  
[florence.horner@savills.com](mailto:florence.horner@savills.com)



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