

## 1-9 Sandycombe Road, Kew TW9 2EP

### TO LET / FOR SALE

Area: 5,181 FT<sup>2</sup> (481M<sup>2</sup>) | Rent/FT<sup>2</sup>: POA / Price:POA |



**Area**  
5,181 sq ft



**Location**  
Prominent location



**Natural Light**  
Excellent natural light

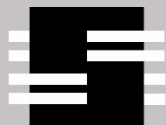


**Tube**  
Kew Gardens and North Sheen Stations

#### LOCATION:

Home to the World Heritage Site The Royal Botanical Gardens, Kew is an affluent suburb located to the South West of Central London with road and rail access via the M4 motorway and District Line network at Kew Gardens Station, as well as direct access into London Waterloo via the South West Trains service from North Sheen Station. The property occupies a prominent pitch at the Manor Circus roundabout where Sandycombe Road adjoins Lower Mortlake Road, Lower Richmond Road and Manor Road.

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### DESCRIPTION:

This impressive, well-positioned development forms a high-end, mixed use Residential/Commercial scheme, the commercial element comprising an expansive area of ground floor space with full height external glazing, suitable for a wide range of uses. The premises are offered either shell and core or to a fully fitted spec depending on user requirements and are available either To Let or For Sale.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	3,537	329
First Floor	1,644	153
<b>TOTAL</b>	<b>5,181 sqft</b>	<b>481 sqm</b>

### AMENITIES:

- Full height external glazing
- Suitable for a wide range of users
- Excellent natural light
- Attractive mixed used development
- Shell and core or fully fitted spec
- Prominent location

### LEASE:

A new lease offered, the terms of which are to be agreed.

RENT/FT<sup>2</sup>:

POA

VAT:

TBC

PRICE:

POA

SERVICE CHARGE:

Upon application

RATES PAYABLE:

To be assessed

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

### CONTACT:



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