



## Station Point, 121 Sandycombe Road, Kew TW9 2AD

*Quality Self-Contained Office Accommodation with Parking*

### TO LET / FOR SALE

Area: 960 FT<sup>2</sup> (89M<sup>2</sup>) | Rent / Price: POA |



**Air Conditioning**  
Air conditioning



**Bike Rack**  
Secure bike storage



**Internet**  
Fibre to premises



**Natural Light**  
Excellent natural light

#### LOCATION:

Home to the National Archives and 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 central pitch on Sandycombe Road, equidistant from Kew Gardens and North Sheen stations, both accessible in approximately ten minute's walk.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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### DESCRIPTION:

Quality self-contained office accommodation arranged at ground and first floor levels with floor to ceiling windows, air-conditioning, LED lighting, kitchenette and WC/shower facilities. The premises are situated within a private gated courtyard and are offered with one allocated parking space, (business permits can also be applied for) video entry system, a communal garden and secure bike storage.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Office Unit	960	89
<b>TOTAL</b>	<b>960 sqft</b>	<b>89 sqm</b>

### AMENITIES:

- Floor to ceiling windows
- Video entry system
- LED lighting
- Communal garden
- Private gated courtyard
- WC/shower facilities

### LEASE:

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

**RENT/ PRICE:** POA

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application.

**EPC:** Available upon request.

**RATES PAYABLE:** The rateable value according to the VOA is £41,250 but applicants are advised to make their own enquiries.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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