

SOUTH AVENUE STUDIOS

1+ 2 South Avenue
Kew TW9 3LY



South Avenue Studios

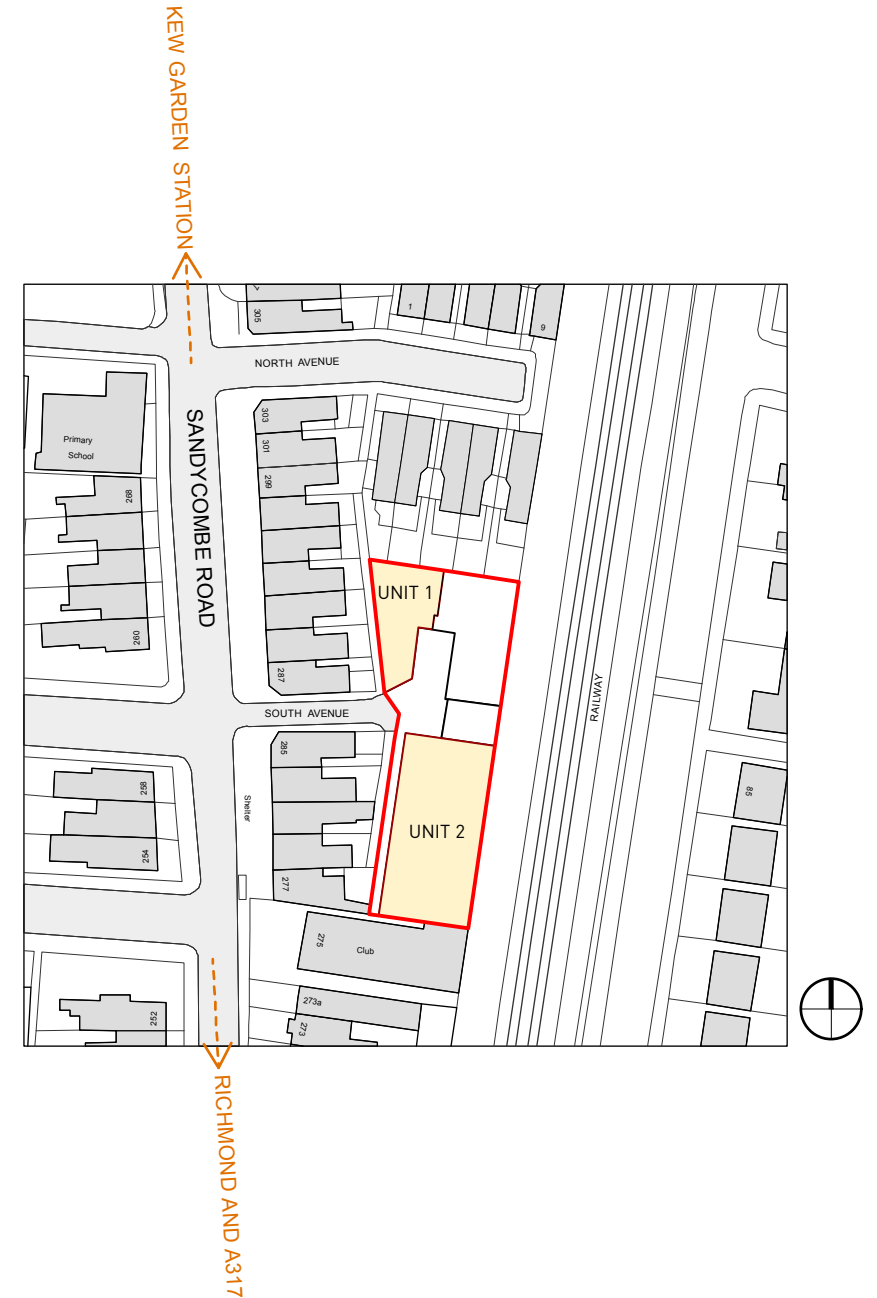
South Avenue Studios is a mixed residential and commercial development, moments from the heart of picturesque Kew Village (mainline & underground connections). The development has been carried out by award-winning architects, Stiff + Trevillion. (www.stiffandtrevillion.com)

The commercial accommodation brings a contemporary office space specification to Kew, providing the type of accommodation normally associated with areas such as Shoreditch. Lofty ceilings, exposed services and minimal finishes. This provides potential tenants with well serviced, comfort cooled office space accessed via a landscaped courtyard with excellent transport connections to Central London and Heathrow.



Location:

- Located off Sandycombe Road, Kew, the site is a 4 minute walk from Kew Gardens Station (District Line and Overground)
- Buses to Richmond, Twickenham, Chiswick and Hammersmith are conveniently located on Sandycombe Road
- The A317 at the Southern end of Sandycombe Road provides access to the M3 and Central London
- Limited on-site parking available subject to negotiation
- Local shops, restaurants and cafes are located in Kew Village, adjacent to Kew Gardens station
- The Royal Botanic Gardens, Kew, A UNESCO World Heritage site, is an 8 minute walk from the site



Accommodation:

The B1 office unit comprises of the following;

Unit 1

Ground Floor 101m2 (1086 sqft) GIA

First Floor 130m2 (1399 sqft) GIA

Both units benefit from having their own separate entrance door and self-contained WC accommodation.

SPECIFICATION UNIT 1

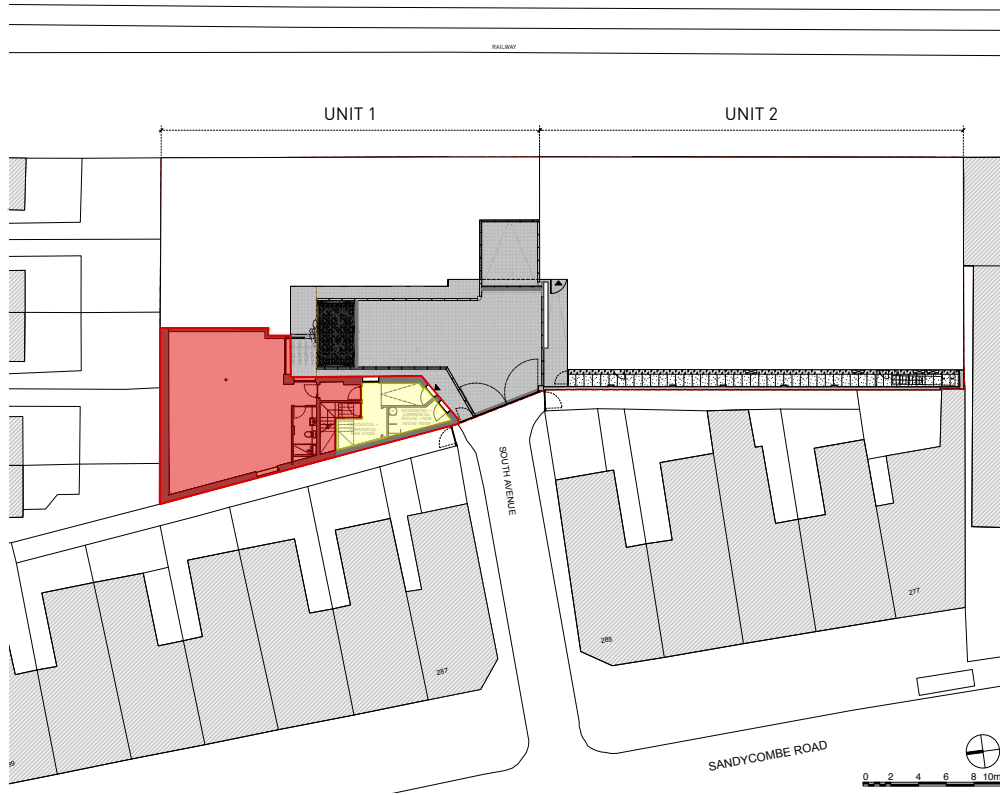
COMMON PARTS

ENTRANCE DOOR:	Secure timber entrance door and intercom.
FLOORS:	Entrance matt and ceramic tile finish.
WALLS:	Painted plaster.
CEILINGS:	Painted plaster.
LIGHTING:	Recessed downlights & emergency lighting BS5260
FIRE ALARM:	Fire alarm panel to BS 5839.

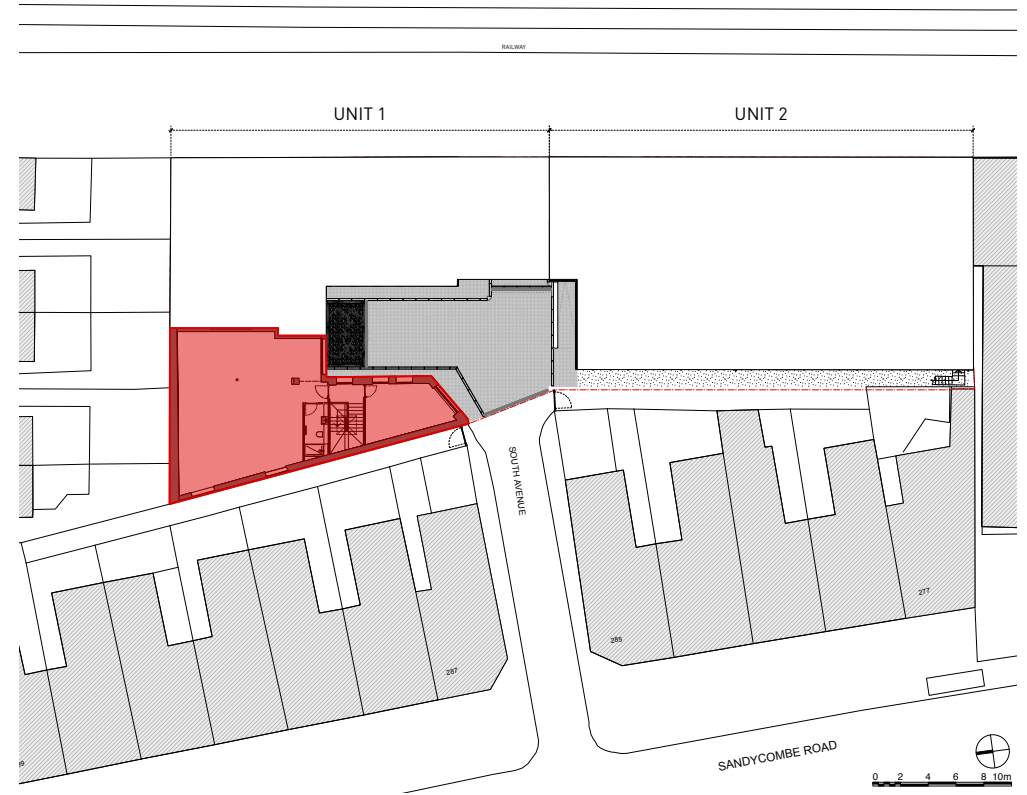
GROUND + FIRST FLOOR UNITS

ENTRANCE:	Separate entrance door to units from common parts.
WINDOWS:	Floor to ceiling PPC Aluminium windows with openable lights.
DOORS:	Full height painted flush solid core doors with vertical vision panel and stainless steel door furniture.
FLOORS:	Carpet to office areas. Ceramic tiling to WC's/ Shower.
WALLS:	Painted plasterboard to office areas. Ceramic tiles to WC and shower.
CEILINGS:	Painted plasterboard.
LIGHTING:	Suspended up and downlighters with intergral emergency lighting to BS5266. Recessed wall washers to office areas and recessed low energy lights to WC/ shower. Lighting levels to be in accordance with current CIBSE guidelines.
ELECTRICAL + IT:	Each unit has its own 100amp single phase supply and consumer unit and incoming BT duct. Containment to accommodate tenants requirements. Intercom handset for visitors entry.
MECHANICAL:	CWS + HWS provision has been made for incoming tenants Kitchenette. HWS are provided by means of separate Megaflo cylinder located in common parts.
HEATING + COOLING:	Ceiling mounted FCU's provide heating and cooling to all office areas in accordance with current CIBSE guidelines.
WC SHOWER:	Each unit has a separate WC and shower accommodation contained with the demise of the unit. The size of the WC / shower is capable of easily being converted into an accessible WC facility if there is a requirement.

Unit 1 plans



Unit 1. Ground Floor Plan



Unit 1. First Floor Plan

Unit 2

Ground Floor	370m2 (3981 sqft) GIA
First Floor	387m2 (4164 sqft) GIA
Mezzanine Floor	195m2 (2098sqft) GIA

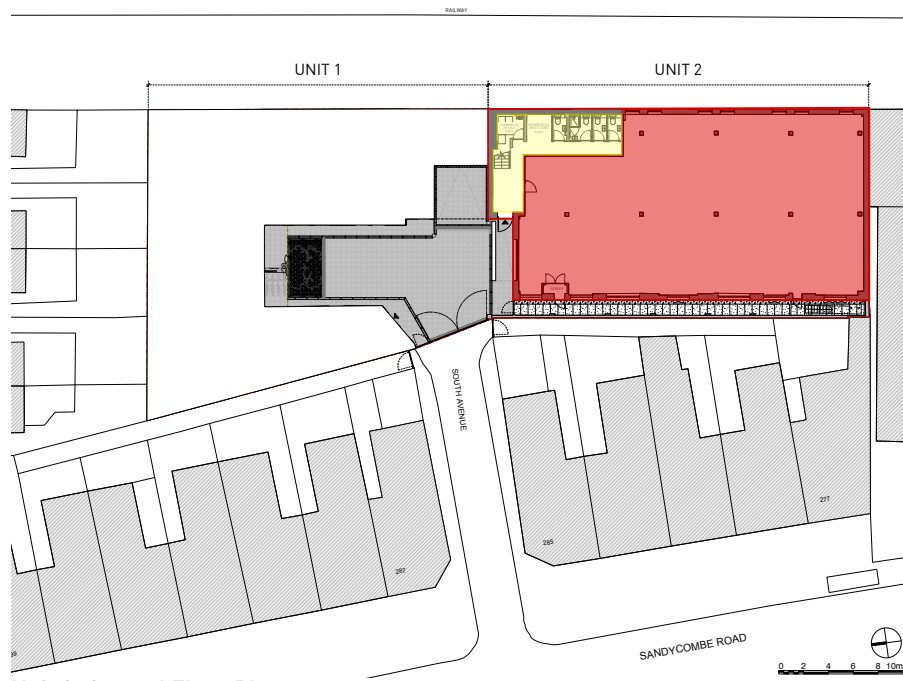
COMMON PARTS

ENTRANCE DOOR:	Secure entrance door with intercom entry system.
FLOOR:	Robust entrance matt and ceramic tiling.
WALLS:	Painted plaster and exposed painted brickwork.
CEILINGS:	Painted exposed concrete soffit.
LIGHTING:	Emergency lighting to BS 5266.
FIRE ALARM:	Fire alarm installation to BS 5839.
WC ACCOMMODATION:	Unisex WC's with full height partitions and doors:
WC's:	Concealed cistern with Dual flush.
WHB:	Wall mounted WHB with thermostatic mixer.
WC/ SHOWER:	Each floor has a shower facility with a low level shower tray and thermostatic shower mixer. This facility is capable of being easily converted to an accessible WC.
CLEANERS:	Cleaners sink and cupboard provided on each floor.
SECURE BIKE STORAGE:	An area of secure bike storage is provided at ground floor.
REFUSE STORE:	A communal refuse holding area is provided at ground floor.
HOT WATER SERVICES:	A communal megaflo hot water cylinder will provide hot water provisions to all sanitary accommodation.

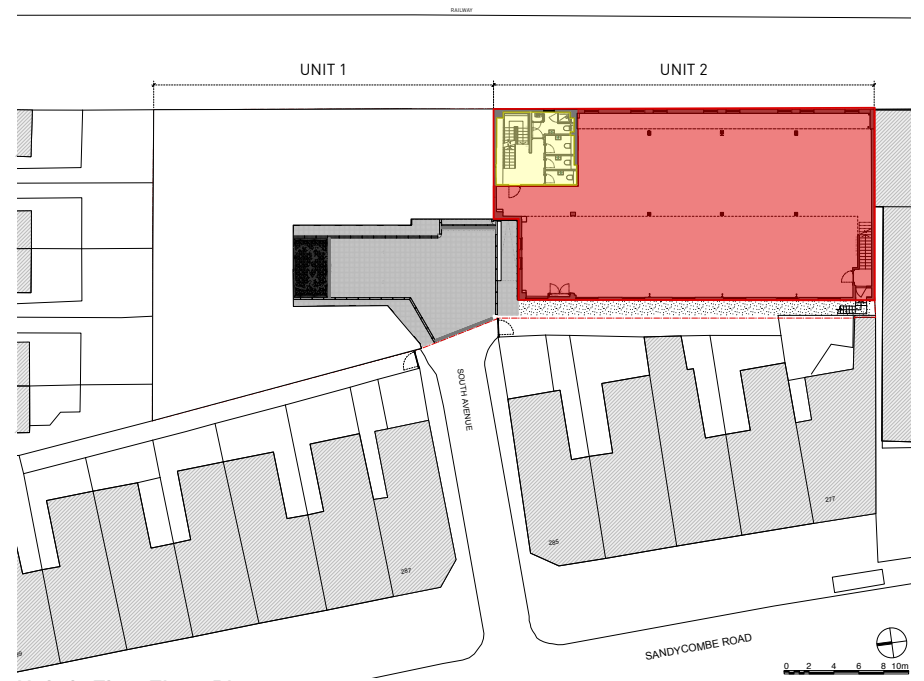
GROUND / FIRST / OFFICE

WINDOWS + SCREENS:	New PPC aluminium clear double glazed to be full height on East, West and North elevations. With opening mechanisms to enable internal clearing. Existing windows on the west elevation are retained to match colour of new windows.
DOORS:	All doors to be full height flush painted solid core with vertical vision panels and stainless steel ironmongery.
RAISED FLOORS:	600 X 600 raised access floor with a minimum clear void of 50mm.
WALLS:	Existing brickwork painted.
CEILINGS:	Floor to ceiling approximately 2.8m. Painted concrete to ground. First floor painted plasterboard to area below second floor with 2.5m headroom and white PPC composite roof panel liner tray.
LIGHTING:	Suspended up and downlights with integral Emergency lighting to BS5366 and soffit mounted wall washers. First floor plasterboard area to have recessed linear lighting. Second floor roof soffit to have recessed linear lighting. All lighting levels in accordance with current CIBSE guidelines.
HEATING + COOLING:	Suspended wall mounted and recessed FCU's to provide heating and cooling in accordance with current CIBSE guidelines.
ELECTRICAL + IT:	Each floor will have a separate incoming 100amp supply, consumer unit, fuseboard and BT duct to enable tenant fit out. Second floor will have three compartment perimeter trunking.
KITCHENETTE:	Waste, HWS and CWS are provided for the installation of a future kitchenette by tenants.

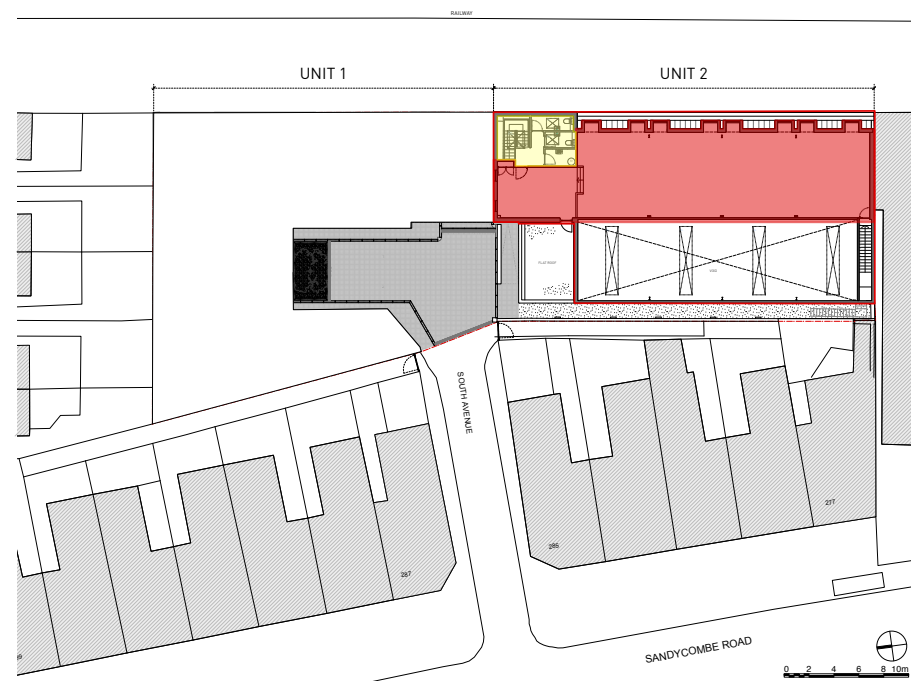
Unit 2 plans



Unit 2. Ground Floor Plan



Unit 2. First Floor Plan



Unit 2. Second Floor Plan

Tenancy Agreement

The properties will be available for occupation in April 2015 on a new fully repairing and issuing lease, the length of the term to agreed.

AGENTS
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HOUSE

Café

