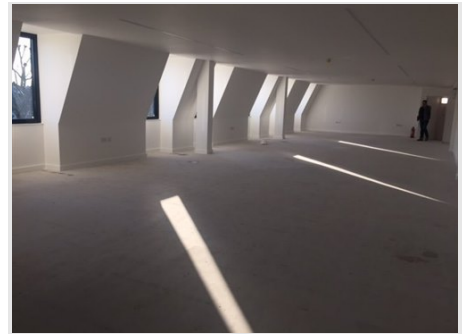


**SOUTH AVENUE STUDIOS, UNIT 2 - MEZZANINE, 1-2 SOUTH AVENUE,  
KEW, TW9 3LY**



**SUMMARY**

---

- **2,098 sq ft (194.98 sq m)**
- **A fantastic courtyard loft office**
- **Close to Kew Gardens Station**
- **To Let**
- **Available**
- **Rent: TBA**

**AMENITIES**

---

- **Comfort Cooling**
- **Intercom Entry**
- **Limited on-site parking, subject to negotiation**
- **New PVC aluminium double glazed windows**
- **Secure bike storage**
- **Suspended & recessed lighting**
- **WC's & shower facilities**



## LOCATION

Located off Sandycombe Road, Kew, approx. four minute walk from Kew Gardens Station (District Line and Overground). Road access to the South is via the A317 to the M3 and central London, and road access to the north is Junction 2 or the M4, both readily accessible. A wide variety of local shops, restaurants and cafes, including the renowned Glasshouse Restaurant, are located in Kew Village. The Royal Botanic Gardens, Kew, A UNESCO World Heritage site, is a short walk from the site.

## DESCRIPTION

South Avenue Studios is a mixed residential/commercial development, undertaken by renowned Architects, Stiff + Trevillion. The scheme is moments from the heart of picturesque Kew Village (mainline & underground connections). The commercial accommodation brings a contemporary office space specification to Kew, with 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.

## ACCOMMODATION

FLOOR	SIZE
Mezzanine Level Office Suite	2,098 sq ft (194.98 sq m)
<b>Total</b>	<b>2,098 sq ft (195 sq m)</b>

## TERMS

The premises are available to let on new lease directly from the freeholder. Completion scheduled for June 2015.

## RENT

TBA

## RATES

To be assessed

## VAT

VAT is applicable

## LEGAL COSTS

Each party responsible for their own legal costs in this transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur  
 T: 020 8940 2266  
 E: d.arthur@martincampbell.co.uk

Julius de Mattos  
 T: 020 8940 2266  
 E: j.demattos@martincampbell.co.uk

Tim Wilkinson Wilkinson - HNG  
 T: 020 3205 0200  
 E: tim.wilkinson@hng.co.uk

**CAMPBELL**

COMMERCIAL PROPERTY CONSULTANTS

3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.  
 4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments