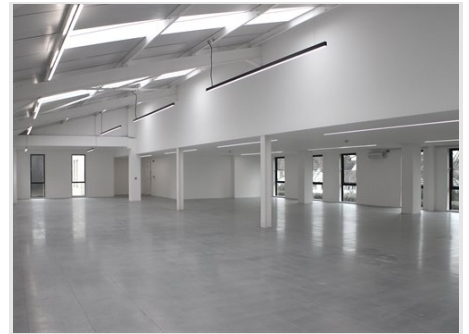


SOUTH AVENUE STUDIOS, UNIT 1 GROUND FLOOR, 1-2 SOUTH AVENUE, KEW, TW9 3LY



SUMMARY

- **1,086 sq ft (100.93 sq m)**
- **A fantastic courtyard loft office**
- **Close to Kew Gardens Station**
- **Leasehold**
- **To Let**
- **Available**

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
Ground Floor Office Unit	1,086 sq ft (100.93 sq m)
Total	1,086 sq ft (101 sq m)

TERMS

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

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:

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