MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE
TO LET & LEASEHOLD

7 BLAKE MEWS, KEW, TW9 3GA

SUMMARY

- **1,874 sq ft (174.16 sq m)**
- **Leasehold**
- **To Let**

AMENITIES

- **2 private meeting rooms**
- **Excellent natural light**
- **Fully fitted kitchen**
- **Heating and cooling system**
- **Secure mews development**
- **Stripped wood floors**
- **WC facilities**

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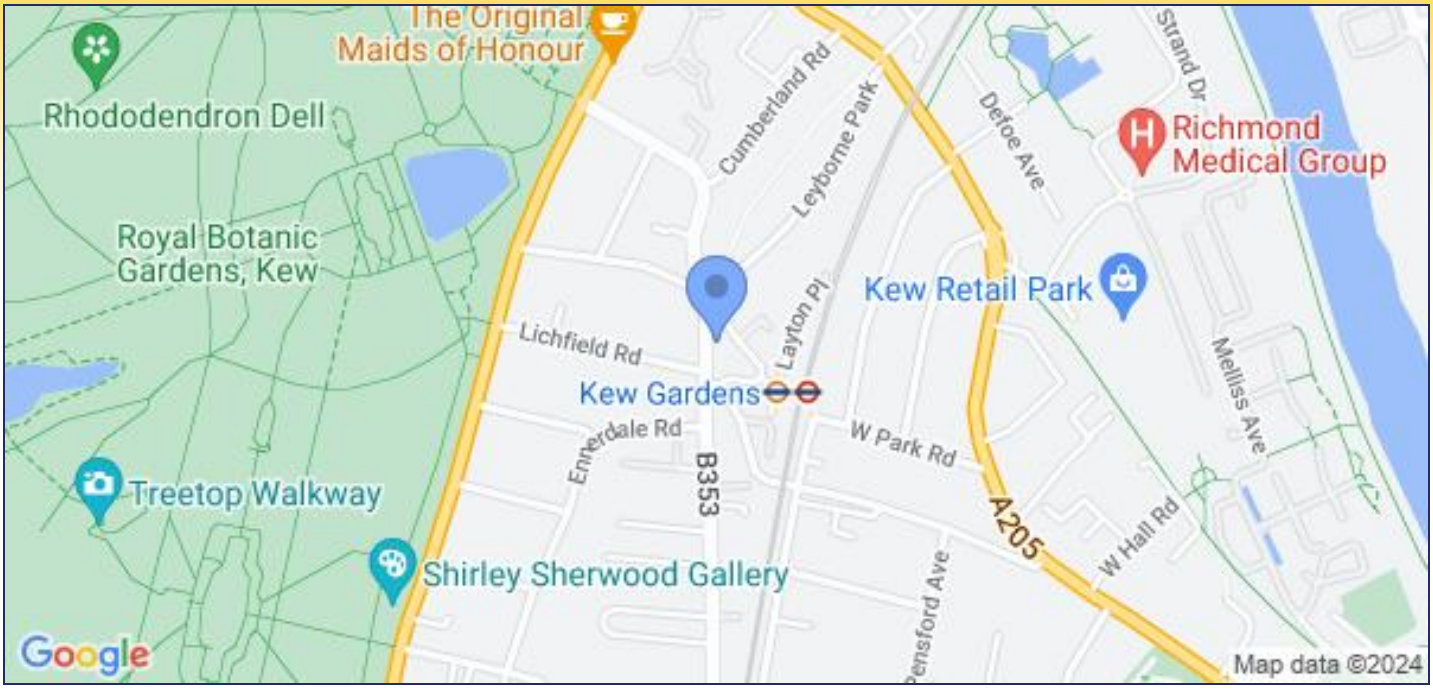

LOCATION

Kew is located seven miles west of London and boasts international acclaim as the home of The Royal Botanical Gardens and National Archives. It has direct links to Victoria and Embankment from Kew Gardens Station as well as excellent motorway access via the M4 and South Circular. The property is situated at the centre of Kew Village, offering a diverse selection of high-end shops and restaurants including the Michelin starred restaurant The Glasshouse.

DESCRIPTION

The premises comprise a high-spec office building within a secure, mews development. The property has white washed walls, stripped wood floors and a double height atrium. Benefitting from lots of natural light, the property includes a meeting room on each level, separate WC facilities and a fully fitted kitchen on the ground floor.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	1,073 sq ft (99.72 sq m)
Mezzanine	801 sq ft (74.44 sq m)
Total	**1,874 sq ft (174 sq m)**

RENT

£65,600 per annum exclusive

RATES

The restaurant has a 2017 rateable value of £37,294

VAT

VAT is not applicable

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
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Property Ref: 4328. Date: 2024