

## THE GATE HOUSE, STATION POINT, SANDYCOMBE ROAD, KEW, TW9 2AD



### SUMMARY

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- **697 sq ft (64.78 sq m)**
- **Modern development**
- **High-spec presentation**
- **To Let**
- **Rent: £24,500 per annum exclusive**
- **New lease to be agreed.**

### AMENITIES

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- **Air conditioning**
- **On site parking for 1 vehicle**
- **Secure cycle storage**
- **Secure gated development**
- **Video entry**
- **WC and shower facilities**



## LOCATION

Within walking distance to Kew Village and the Station. Kew is an internationally recognised Thames-side village, which is best known as the home of Kew's World Heritage Botanical Gardens and The National Archives. Lying on the South bank of the River Thames it is approximately 9 miles to the west of central London and 3 miles south west of Hammersmith. Communications is excellent with the South Circular Road (A205) providing access to the M4 which links to Heathrow airport.

## DESCRIPTION

A new development of high specification offices which are situated close to the picturesque and much sought after Kew Village. Set within a secure, gated development, the property comprises open-plan, first floor accommodation, complete with shower and WC facilities, a new kitchenette, air conditioning and video entry. One parking space is allocated and secure bike lock-up is available onsite.

## ACCOMMODATION

FLOOR	SIZE
The Gate House	697 sq ft (64.78 sq m)
<b>Total</b>	<b>697 sq ft (65 sq m)</b>

## LEASE / TERM

New lease to be agreed.

## RENT

£24,500 per annum exclusive

## VAT

VAT is applicable

## SERVICE CHARGE

To be assessed.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the joint sole agents:

Dominic Arthur 020 8940 2266 d.arthur@martincampbell.co.uk	Julius de Mattos 020 8940 2266 j.demattos@martincampbell.co.uk
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