

**SHED 11, 11 SANDYCOMBE ROAD, RICHMOND UPON THAMES, TW9  
2EP**



**SUMMARY**

- **3,800 sq ft (353.16 sq m)**
- **Open Plan Studio Space**
- **D1/D2 Subject to Planning**
- **For Sale**
- **For Sale or To Let**
- **To Let**
- **Rent: Upon Application**
- **A new lease on offer, the terms of which are to be agreed.**

**AMENITIES**

- **Expressed concrete columns**
- **Fully glazed courtyard**
- **Open-plan work space**
- **Profiled timber roof structure**
- **Shell and core finish**



## LOCATION

Kew is located seven miles west of London and boasts international acclaim as the home of The Royal Botanical Gardens and National Archives. Located within easy walking distance from Kew Gardens Station, Richmond and North Sheen and close to the A316, the property benefits from a number of local amenities, independent shops, restaurants and bars.

## DESCRIPTION

This open-plan boutique accommodation offers a bright and contemporary fully serviced space with expressed concrete columns and a profiled timber roof structure. High level clerestory, intermediate full-height glazing and large format roof lights provide generous natural light throughout the 60m long space. Break-out amenity areas are provided with a covered entrance and a fully glazed courtyard leading from the open kitchenette and adjacent changing facilities. Technical services and suspended lighting are exposed to enhance the industrial style while still offering flexibility to adapt to the requirements of any business.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	3,800 sq ft (353.16 sq m)
<b>Total</b>	<b>3,800 sq ft (353 sq m)</b>

## LEASE / TERM

A new lease on offer, the terms of which are to be agreed.

## RENT

Upon Application

## RATES

To be re-assessed.

## VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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

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

Alex Lowry - Lambert Smith  
Hampton  
020 7198 2232  
alowry@lsh.co.uk

Jonathan Moore - Lambert Smith  
Hampton  
020 7198 2187  
jmoore@lsh.co.uk