

# OFFICE TO LET

**3c BLAKE MEWS, KEW GARDENS, RICHMOND TW9 3GA**

Commercial space 995 sq. ft (92.4 sq. m) approx.



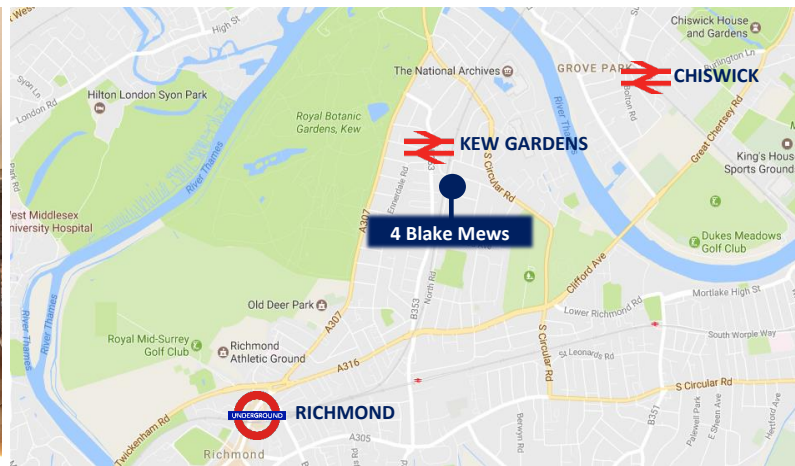
## VIEWING & FURTHER INFORMATION

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- Excellent natural light
- Specialist workspace-designed office
- Underfloor trunking
- Bespoke kitchenette with solid wood worktop
- Electric ceiling blinds & feature wooden flooring
- WC facilities & store room
- Rent £29,000 per annum (£29 per sq. ft. approx.)

Gray Point Commercial Property Advisors  
70 London Road  
Twickenham  
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## 3c BLAKE MEWS, KEW GARDENS, RICHMOND TW9 3GA



### LOCATION

Blake Mews is in a prime location adjacent to popular Kew Village and a short walk from the open public spaces of the Royal Botanic Gardens. Kew Village has a vibrant atmosphere and is the hub of the local community, with its array of amenities, specialist shops and cafés. Local occupiers include Barclays Bank, Tesco Express, Starbucks Coffee and Pizza Express.

Kew Gardens train station is within walking distance, providing a fast, regular overground District Line service to Central London. A short walk away is Kew Bridge Station, serviced by South Western Railway, offering a 30 minute direct train service into London Waterloo.

### DESCRIPTION

Blake Mews comprises a terrace of contemporary office buildings within a secure gated mews, redeveloped and refurbished in recent years.

The interior of Unit 3c was designed by a specialist workspace designer and fully refurbished 2 years ago to provide light and airy offices with a state of the art, contemporary feel. High specification design details include electric blinds on all ceiling windows and feature wooden flooring. The unit comes complete with a bespoke kitchen, fitted with fridge/freezer, microwave, dishwasher and solid wood worktop. This property has the added benefit of a store room.

### ACCOMMODATION

The approximate Net Internal Floor area of this 2nd floor office suite is 995 sq. ft (92.4 sq. m)

### ENERGY PERFORMANCE RATING

Rating: C (51) – a copy of the certificate is available on request

### TENURE

Available as a direct lease on flexible terms with the landlord.

### RENT

£29,000 + VAT per annum (in addition, an annual service charge of £3,048.00 will apply).

\* We believe that the building is VAT elected. Interested parties should make their own enquiries.

### BUSINESS RATES

Approx. rates payable: £7,978.75 per annum

\* All applicants are advised to make their own enquiries through the London Borough of Richmond billing authority.

### LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 22 April 2020 [www.gray-point.com](http://www.gray-point.com)

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