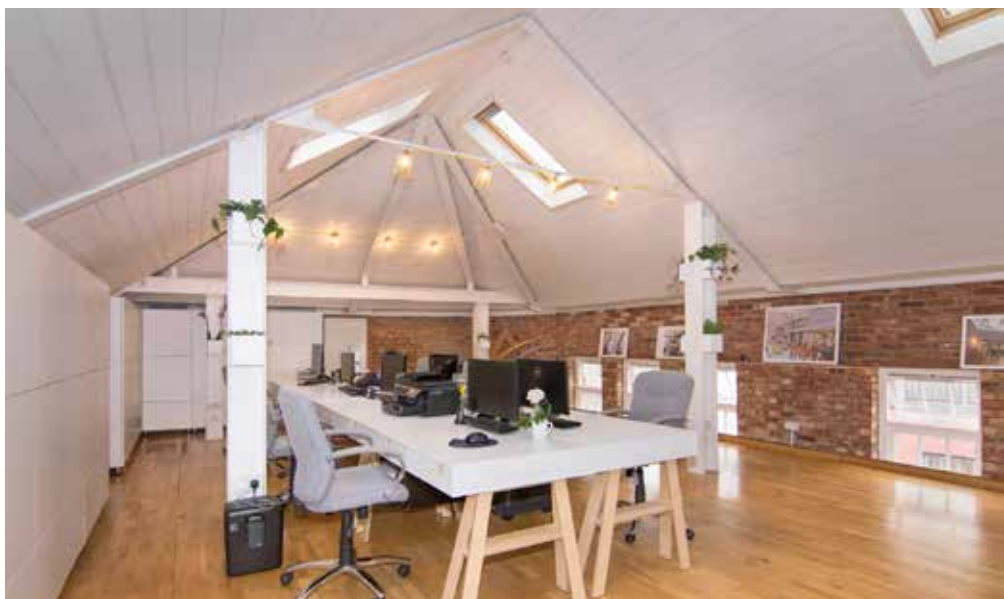


# OFFICE TO LET

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

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



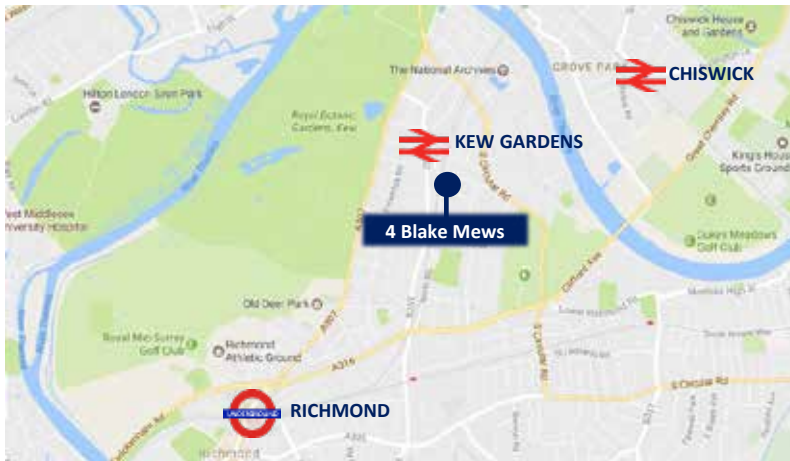
## VIEWING & FURTHER INFORMATION

Mike Gray MRICS  
020 3952 7345 / 07786 335 974  
mike.gray@gray-point.com  
www.gray-point.com

- 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 £25,000 per annum (£25 per sq. ft. approx.)

Gray Point Commercial Property Advisors  
70 London Road  
Twickenham  
TW1 3QS

## 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 an assignment or subletting of existing 5 year lease (3 years to expiration) or possibly a new lease direct with the landlord.

### RENT

£25,000 + 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)

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.