

## SOUTH AVENUE STUDIOS KEW

3,981 sq ft



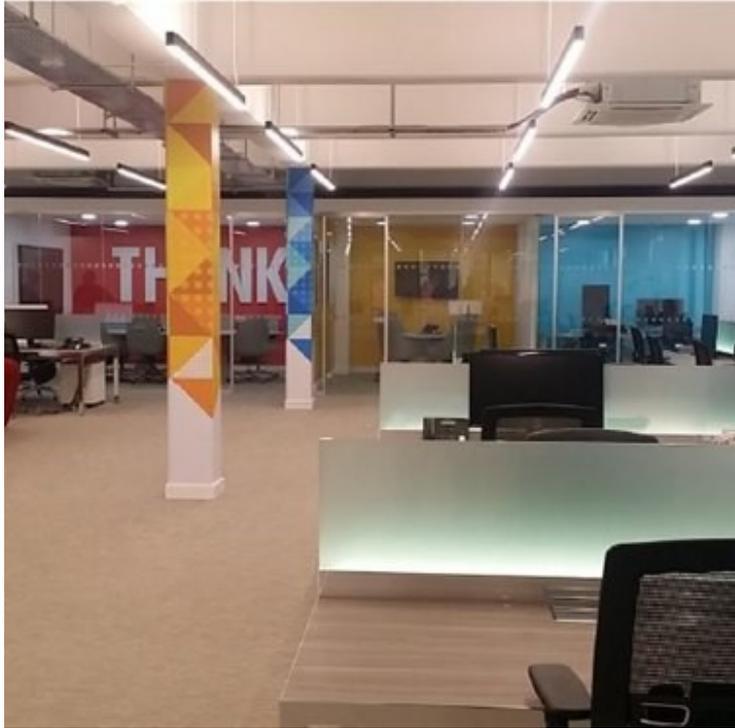
### ADDRESS

South Avenue Studios  
1-2 South Avenue  
Kew  
TW9 3LY

### DESCRIPTION

South Avenue Studios is located just off Sandycombe Road near to the busy Kew village shopping centre. The area is served by London Underground District Line and Overground. The complex is a mixture of residential and commercial property. Access to the fully fitted ground floor offices is via electric gates.

Dated: 05/06/2026



## SPECIFICATION

- Access to the courtyard via electric gates
- Fully fitted
- Shower facilities
- Kitchenette
- Bicycle storage
- Full access raised floors
- Off-street parking permits
- Comfort cooling & heating

<b>Tenure</b>	Leasehold
<b>Rent</b>	£120,000 per annum exclusive
<b>Service Charge</b>	£10,295 per annum including insurance
<b>Rates</b>	RV £106,000. Rates payable £53,424 per annum
<b>Size</b>	3,981 sq ft

## CONTACT

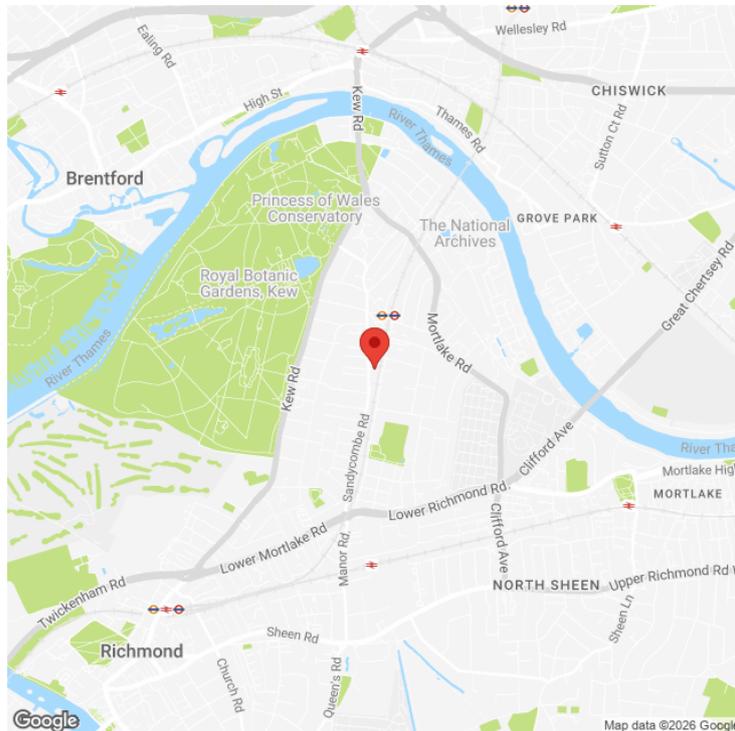
**Niall Christian**

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk



Dated: 05/06/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ