

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



**Ground Floor Fully Fitted
Attractive Courtyard Offices
To Let**

3,981 Sq ft (369.98 Sq m) approx.

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL Fax: 020 8332 7799
www.michaelrogers.co.uk

Location

The property is located off Sandycombe Road, Kew, near to the busy Kew village shopping centre. Kew is served by the London Underground District Line and Overground, with Kew Gardens Underground Station four minutes' walk away from the premises. Local traders include Tesco Express, Starbucks, Lloyds Pharmacy, Michelin star rated restaurant The Glasshouse, Tap on the Line, Barclays & many others.

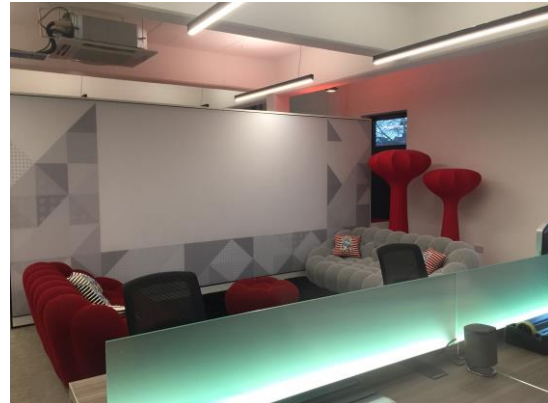
Description

South Avenue Studios is a mixed residential/commercial development undertaken by renowned architects, Stiff + Trevillion. Access to the courtyard is via electric gates. The ground floor self-contained office suite is available fully fitted. Amenities include shower facilities, kitchenette, bicycle storage, full access raised floors, off street parking permits and comfort cooling & heating.

The unit extends to the following approximate net internal areas:

Unit 1:

| Floor | Sq Ft | Sq M |
|--------|-------|--------|
| Ground | 3,981 | 369.98 |
| Total | 3,981 | 369.98 |



Terms

An existing effective full repairing and insuring lease for a term of 10 years from the 10th July 2015. There is an upward only rent review on 15th July 2020.

Rent

£120,000 per annum exclusive.

Business Rates

We are advised that the rateable value is £106,000 which gives rates payable of approximately £53,424 per annum, £13.42 per square foot. All interested parties are advised to make their own enquiries with Richmond council.

Service Charge

£10,295 per annum including insurance which equates to approximately £2.57 per Sq ft.

EPC

C66

Legal Costs

Each party to cover their own legal costs.

Viewings

For further information please contact:

Michael Rogers

Tel: 020 8332 7788

Niall Christian: Niall.Christian@michaelrogers.co.uk

Subject to Contract June 2019

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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

Regulated by RICS