

Draft Particulars

To Let

Sovereign Gate,
18-20 Kew Road,
TW9 2NA

22,331 sq ft

Newly Refurbished
Grade A Office
Space

Highlights

- Sovereign Gate is well located within Richmond Town centre
- Richmond train station is situated 0.1 miles to south west.
- Five storey office building currently being refurbished to Grade A specification, including new lifts, M&E and remodelled entrance.



Location

Sovereign Gate is located in the centre of Richmond, situated on a prominent corner position on Kew Road and Church Road.

Richmond is a desirable suburban location and an affluent residential district bordering the River Thames. The site is located to the north of Richmond train station on Kew Road. Kew Road continues south into the Quadrant and George Street which provides the main retail and leisure offering within Richmond.

The streets are home to a mix of high-end independent and multinational retailers. Richmond also has an impressive offering of eating and drinking establishments leading from Richmond train station towards Bridge Street.

Richmond provides a vast array of open spaces including Richmond Park – which, at 2,360 acres, represents nearly half of the total area of London's Royal Parks – Richmond Green, Old Deer Park and the Royal Botanic Gardens in Kew. Richmond also offers a diverse range of sports facilities including Richmond Athletic Ground and a variety of galleries, art centres and cinemas.

Description

The property is of brick construction and is a five storey 1980's office building arranged over five floors including a basement, ground floor and three upper floors.

The property is currently undergoing full Grade A refurbishment which will include new exposed services with LED lighting, raised floor, new lifts and enlarged reception. The external entrance will be remodelled and improved.



Accommodation

Floor	Sq Ft	Sq M
Basement	4,217	392
Ground	5,189	482
First	4,703	437
Second	4,598	427
Third	3,623	337
Total	22,331	2,075

Terms & Pricing

Upon Application.

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating B.



For further information or an appointment please contact:

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