

**TO LET /
FOR SALE**

**CONTEMPORARY OFFICE SUITES NEAR KEW GARDENS UNDERGROUND STATION
MAY SUIT ALTERNATIVE USES SUCH AS D1, D2 STPP *.**



*STPP = Subject To Planning Permission



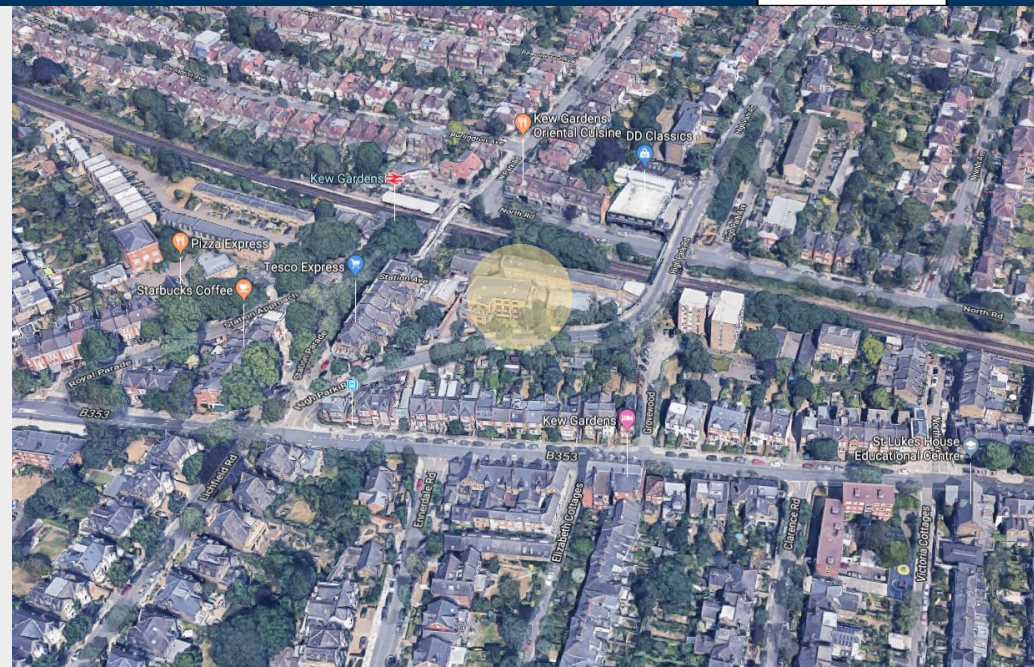
Units 4a & 4b Blake Mews

Kew Gardens, London TW9 3GA

**494 - 1,589 sq. ft.
(45.9 – 147.6 sq. m.)**



Kew Gardens train station is within walking distance which provides a fast, regular service to Central London.



A205 – South Circular	0.7 miles
A4 – Chiswick	1.3 miles
M4 – Brentford	1.3 miles
M3 – Junction 1	7.1 miles



Kew Gardens (District / Overground)	0.1 miles
Kew Bridge (British Rail)	1.0 mile
Richmond (British Rail)	1.4 miles
Gunnersbury (District / Overground)	1.6 miles

The Property

Blake Mews comprises a terrace of contemporary office buildings, redeveloped and refurbished in recent years by Verve Properties, close to Kew Gardens.

Units 4a & 4b provides contemporary modern office space with character, which would appeal to style conscious office occupiers.

The unit has been recently redecorated, and the incoming tenant will benefit from the amenities listed below.

Accommodation

The property offers the following approximate (NIA) Net Internal floor areas:-

Floor	Area sq. ft.	Area sq. m.
Ground Floor	1,095	101.7
First Floor	494	45.9
Total	1,589	147.6



Unit 4a



Unit 4b



Amenities

- Underfloor trunking
- Excellent natural light
- Part under arch ceiling with spot lighting
- Kitchenette facilities
- Gas central heating
- 1 allocated car parking space
- Hardwood floors
- WC facilities

Terms

RENT

A new FRI lease is available for a term to be agreed for either the ground floor / first floor office or the whole of the property at a rental of: -

Unit 4a: £40,000 per annum exclusive (£36.52 per sq. ft.)

Unit 4b: £20,000 per annum exclusive (£40.48 per sq. ft.)

Units 4a + 4b: £58,000 per annum exclusive (£36.50 per sq. ft.)

Alternatively, a stepped rental is available as detailed below: -

Year	Unit 4a only	Unit 4b only	Units 4a + 4b together
1	£35,000 pax.	£17,500 pax.	£53,000
2	£37,500 pax.	£18,750 pax.	£55,500
3	£40,000 pax.	£20,000 pax.	£58,000
4	£42,500 pax.	£21,250 pax.	£60,500
5	£45,000 pax.	£22,500 pax.	£63,000

SALE PRICE: Price on application.

VAT

The property has been elected for VAT therefore VAT will be payable in addition to the rent.

Service Charge

A service charge will apply in addition. Details available from the agents.

Rates

According to the Valuation Office Agency website the Rateable Value of the property is as follows: -

Floor	Rateable Value	Approx. Rates Payable (based on standard/higher multiplier 2020/2021)
Ground Floor	£22,500	£11,520 per annum
First Floor	£10,500	£5,376 per annum

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

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with Vokins.

EPC

Rating: C (69)

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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