

**Shed 11
11 Sandycombe Road
Kew
Richmond
TW9 2EP**



3,800 Sq. Ft (353.03 Sq. m) approx.

Office, Medical, Education Accommodation

Subject to Planning

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

www.michaelrogers.co.uk

Location:

The property is conveniently located just off Sandycombe Road midway between Richmond and Kew, with nearby access to the A316. The surrounding areas of Kew Village and Richmond provide excellent amenities and are well connected with Kew Gardens, North Sheen and Richmond Stations all within walking distance providing a direct over ground service to London Waterloo and underground services via the district line.

Description:

Shed 11 is a new contemporary and flexible accommodation designed by commercial and gallery architects Westgreen Studio. Located in a secure off-road site with courtyard entrance. Shed 11 acknowledges its light industrial past with generous open-plan working spaces under a single mono-pitch roof.

This open-plan boutique accommodation offers a bright and contemporary fully serviced space with expressed Concrete columns and a profiled timber roof structure.

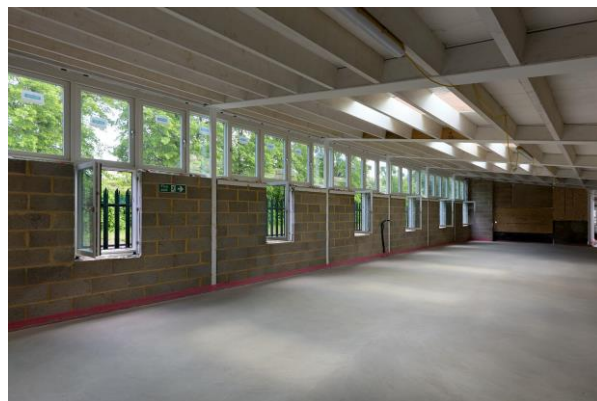
High level clerestory, intermediate full height glazing, and large format roof lights provide generous natural light throughout the 60m long space. Break-out amenity areas are provided with a covered entrance and a fully glazed courtyard leading from the open kitchenette and adjacent changing facilities.

This new space is perfect for any business looking for a boutique environment with excellent connections to Central and Southwest London.

Accommodation:

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Ground floor	3,800	353.03



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Rent:

Upon application.

Rating Assessment:

To be assessed.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Service Charge:

To be advised.

EPC:

Upon application.

Viewing:

Through Joint Sole Agents,

Michael Rogers;

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Subject to Contract February 2020

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