



# SOVEREIGN GATE

18-20 KEW ROAD, TW9 2NA



# SOVEREIGN GATE

## DESCRIPTION

Sovereign Gate is a prominent 5 storey office building in the heart of Richmond town centre. The building has undergone a full Grade A refurbishment, designed with the occupier at its core. New exposed services with suspended LED lighting gives the offices a contemporary urban feel. Fully accessible raised floors allow for easy connectivity. The external approach and entrance have been completely remodelled leading to an upgraded reception area, delivering an impressive arrival experience for clients and staff alike.

The lower ground floor benefits from good natural light throughout and an additional entrance via steps to street level.

The building is centrally located less than two minutes' walk from Richmond station on the corner of Kew Road and Church Road and moments from the wide range of shops and cafés that Richmond is famous for.



## SPECIFICATION

- Contemporary Exposed Ceilings
- Air Conditioning
- New PIR LED Lighting
- Fully Accessible Raised Floors
- Passenger Lifts
- Flexible Open Plan Floor Plates
- Broadband Fibre Connectivity
- Remodelled Streetscape and Entrance
- Redesigned Reception
- Concierge
- Showers on Each Floor
- Secure Bicycle Storage
- EPC: A

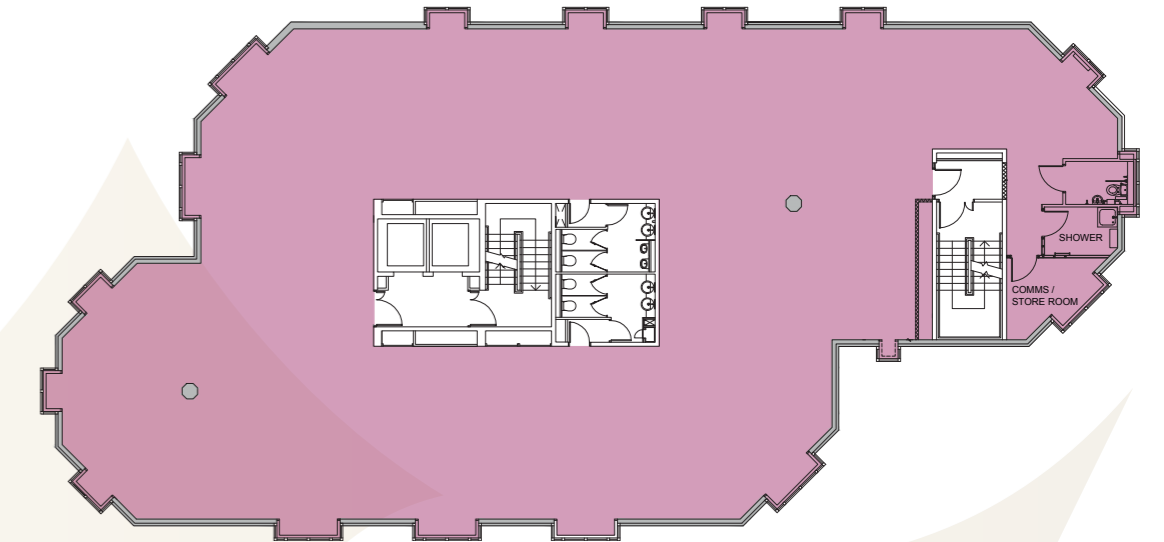


### Floor Areas (IPMS 3)

Floor	Sq Ft	Sq M
Third	3,884	360.87
Second	5,053	469.40
First	5,322	494.43
Ground	4,357	404.78
Reception	943	87.61
Lower Ground	4,818	447.58
<b>Total</b>	<b>24,377</b>	<b>2,264.67</b>



Indicative CGI



Typical floor plate level 1



Indicative CGI

# WHERE TOWN MEETS COUNTRY



1. Church Court



2. George Street



George Street



3. The Green



4. Richmond Green



Richmond Green



5. Riverside



6. Hill Rise



7. Hill Street



8. The Quadrant



9. Brewers Lane



10. Golden Court



11. Train Station



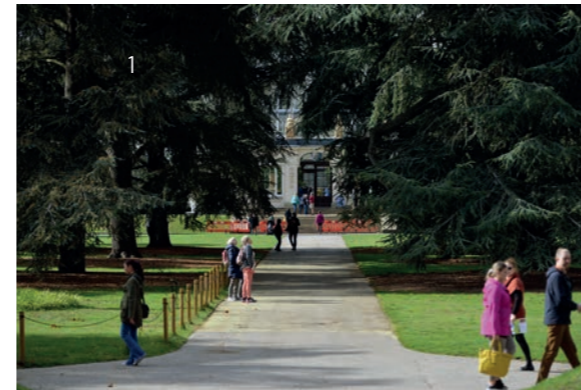
Railway Tavern



View South



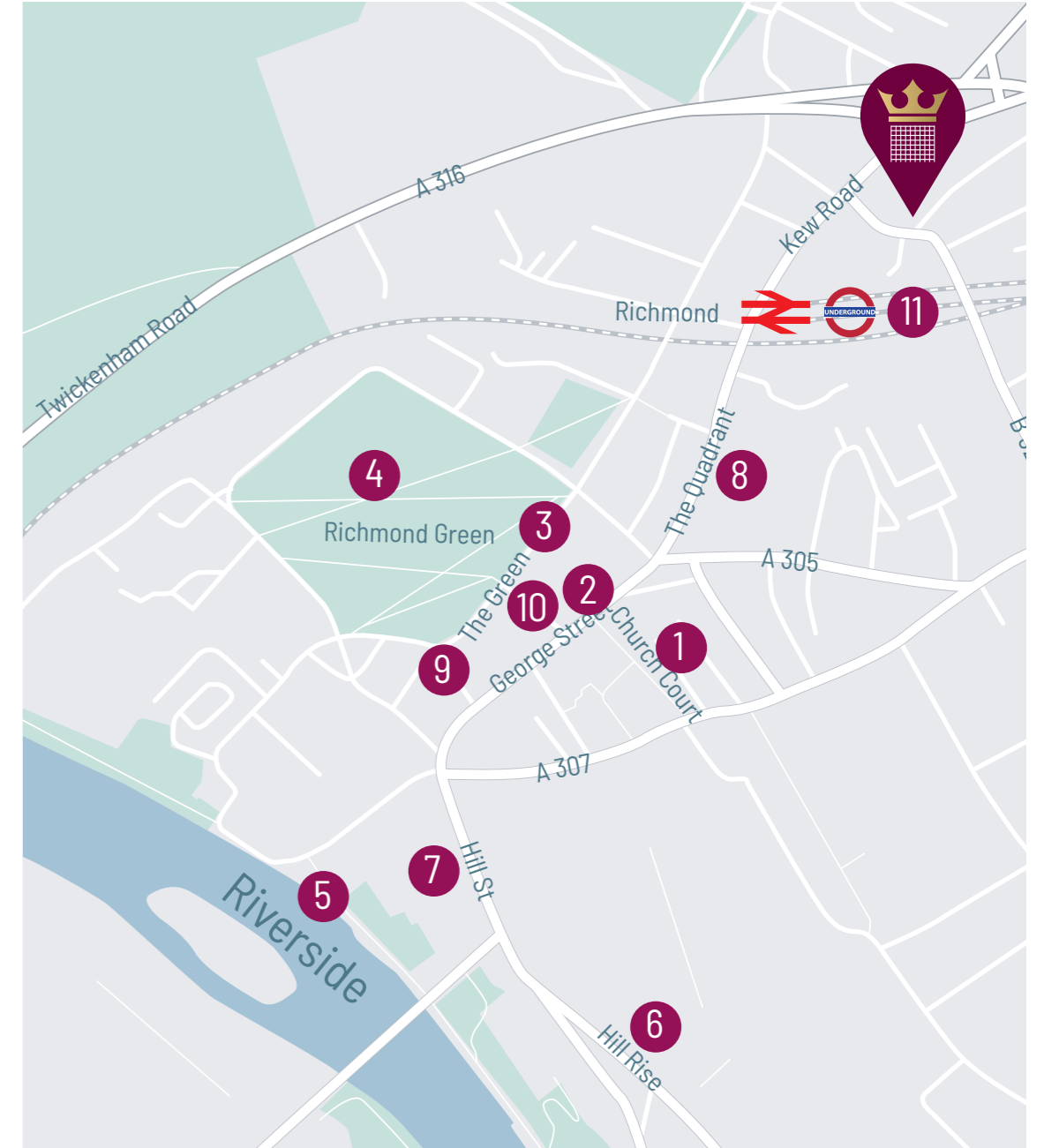
Kew

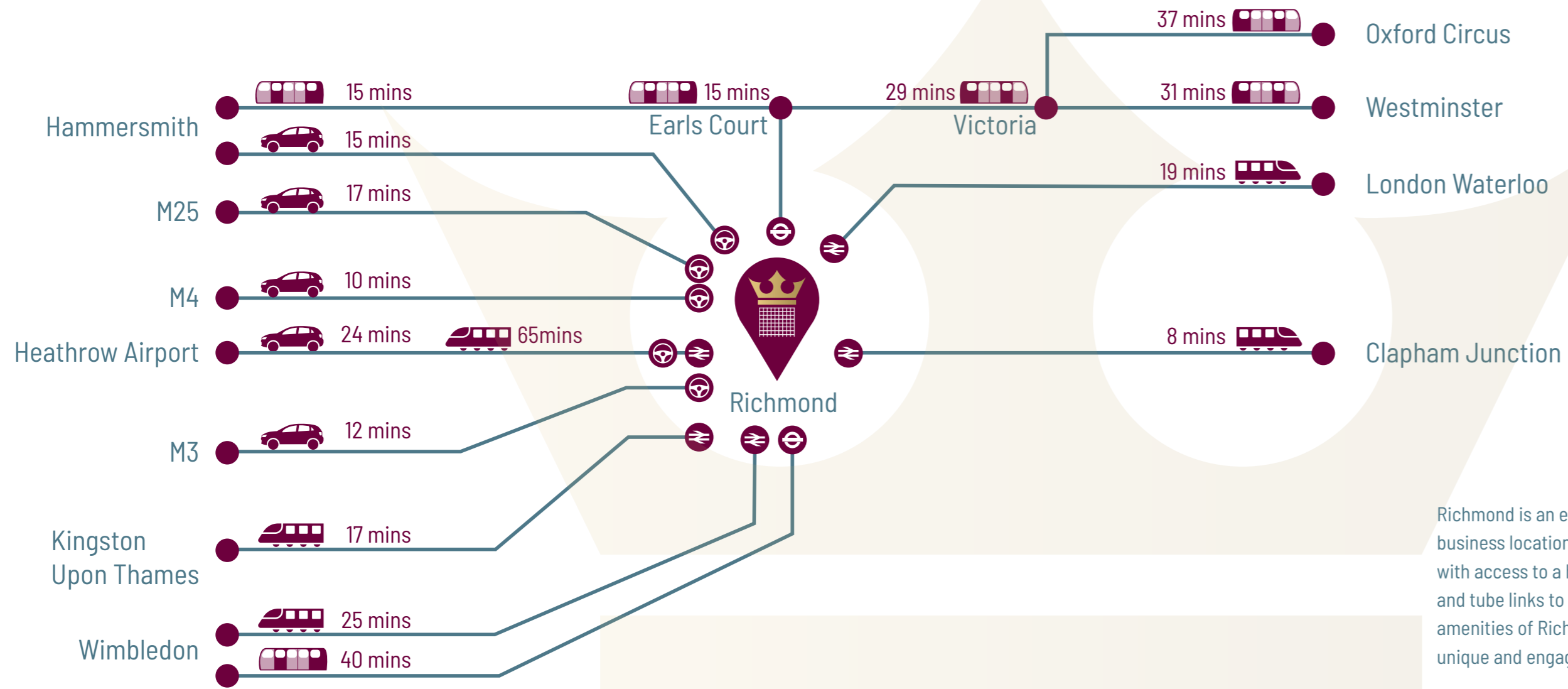


Kew



Richmond Park





Richmond is an exceptionally well located and connected business location benefitting from a large catchment area with access to a highly skilled labour talent pool. Fast train and tube links to Central and West London together with the amenities of Richmond and its open spaces makes this a unique and engaging environment to locate your business.

Sovereign Gate is at the centre of this being close to the station (overground and tube), the A316 (Twickenham Road) and having Richmond Green and the Old Deer Park all on the door step.



Sat Nav TW9 2NA



# SOVEREIGN GATE

## TERMS

A new lease is available directly from the Landlord on terms to be agreed.

## VAT

The property is elected for VAT purposes.

## VIEWING

Strictly by appointment through sole agents



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