



RICHMOND-UPON-THAMES TW9 2NQ



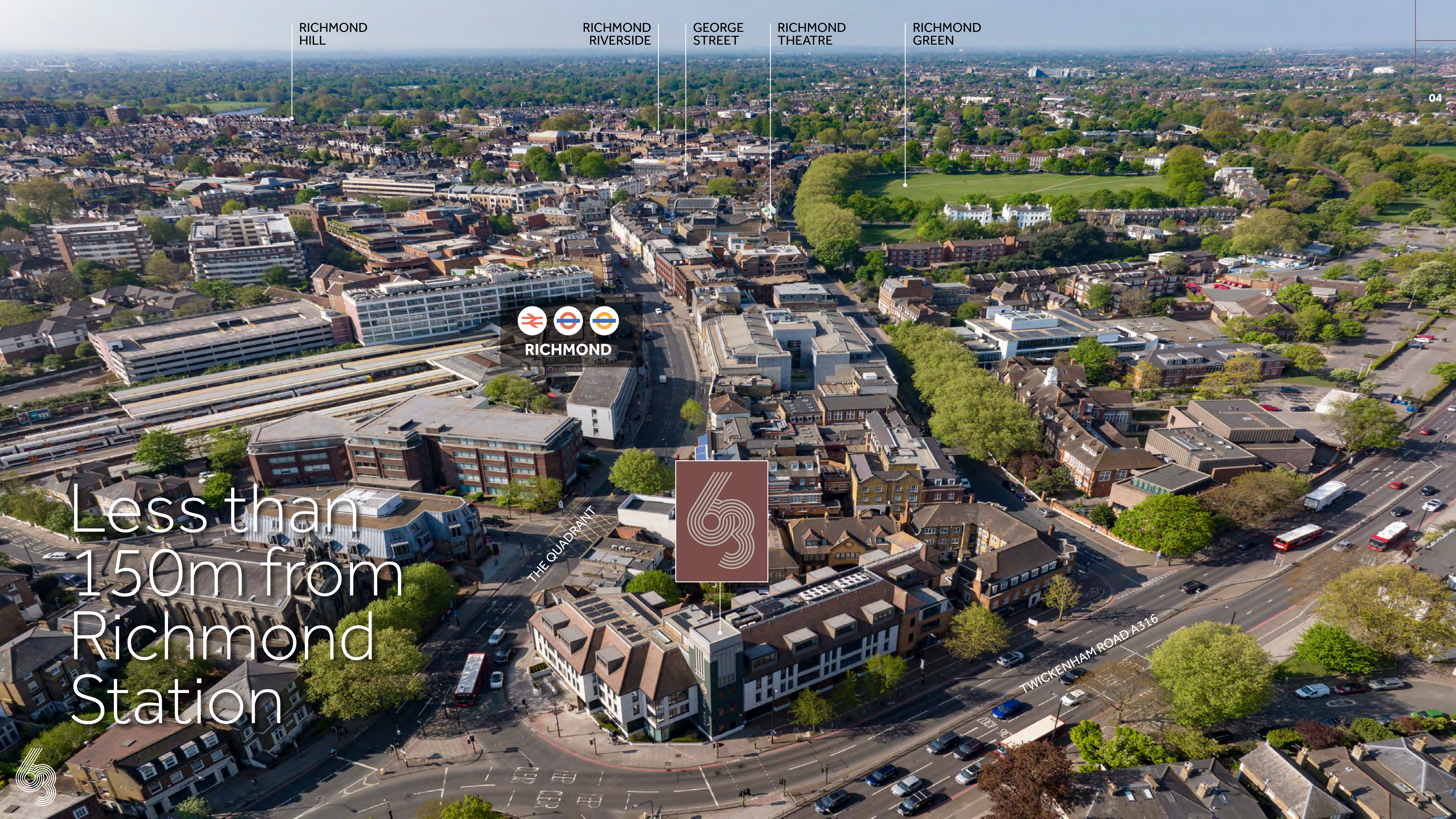
Re-imagined to cater for the modern, aspirational occupier

63 Kew Road has undergone a comprehensive sustainable refurbishment to provide contemporary and energy efficient, high quality office accommodation available from 2,704-14,283 sq ft.



Suite 1, 3rd Floor - Cat A+





RICHMOND
HILL

RICHMOND
RIVERSIDE

GEORGE
STREET

RICHMOND
THEATRE

RICHMOND
GREEN



Less than
150m from
Richmond
Station



THE QUADRANT

TWICKENHAM ROAD A316





The S. WEST
A 316 (M3)
Staines
Twickenham

Join the club

All occupiers will have access to the tenant Clubroom, which offers an 8-person meeting room bookable for internal and external client meetings by tenants. In addition, there is a coffee bar and breakout seating leading onto a communal terrace.

The WiFi enabled space offers the perfect setting for larger team meetings, catch ups with colleagues or meetings with an external client.

Clubroom

Terrace

Clubroom





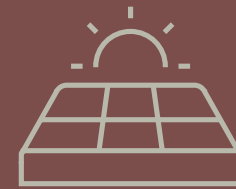
The detail



Energy usage reporting
and monitoring



New ground floor
Clubroom



PV solar roof panels,
to reduce occupier
energy costs



Bookable 8 person
boardroom



2 x passenger lifts



DDA compliant



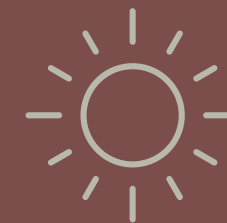
Concierge reception
with informal
meeting space



EPC Rating: B



New LED lighting with
motion sensors



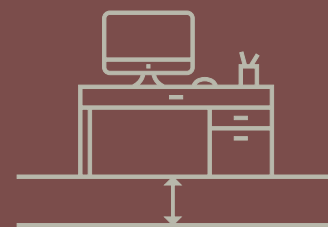
Outdoor terrace



Air conditioning with full air
quality monitoring & smart
zone control



Secure cycle storage with
44 spaces, exceeding BREEAM
requirements



Raised floors



New showers and changing
facilities, including lockers and
Dyson hairdryers



Refurbished WCs



Allocated onsite parking
available including
EV charging bays



4D Intelligent monitoring
environmental controls



WiredScore
Gold accreditation





Suite 1, 3rd Floor - Cat A+

Open plan
Cat A or
fully fitted
suites

High quality
finishes

Clever interior
design

Space for
a forward
thinking
business



Floor Plans

The available accommodation comprises the following approx IPMS 3 floor areas:

Floor	sq ft	sq m
Third - Suite 1 - Cat A+	5,276	490.2
Third - Suite 2 - Cat A+	2,704	251.2
Second		Let
First		Let
Ground - Cat A	6,303	585.6
Total	14,283	1,327
Reception & Clubroom	1,962	182.2

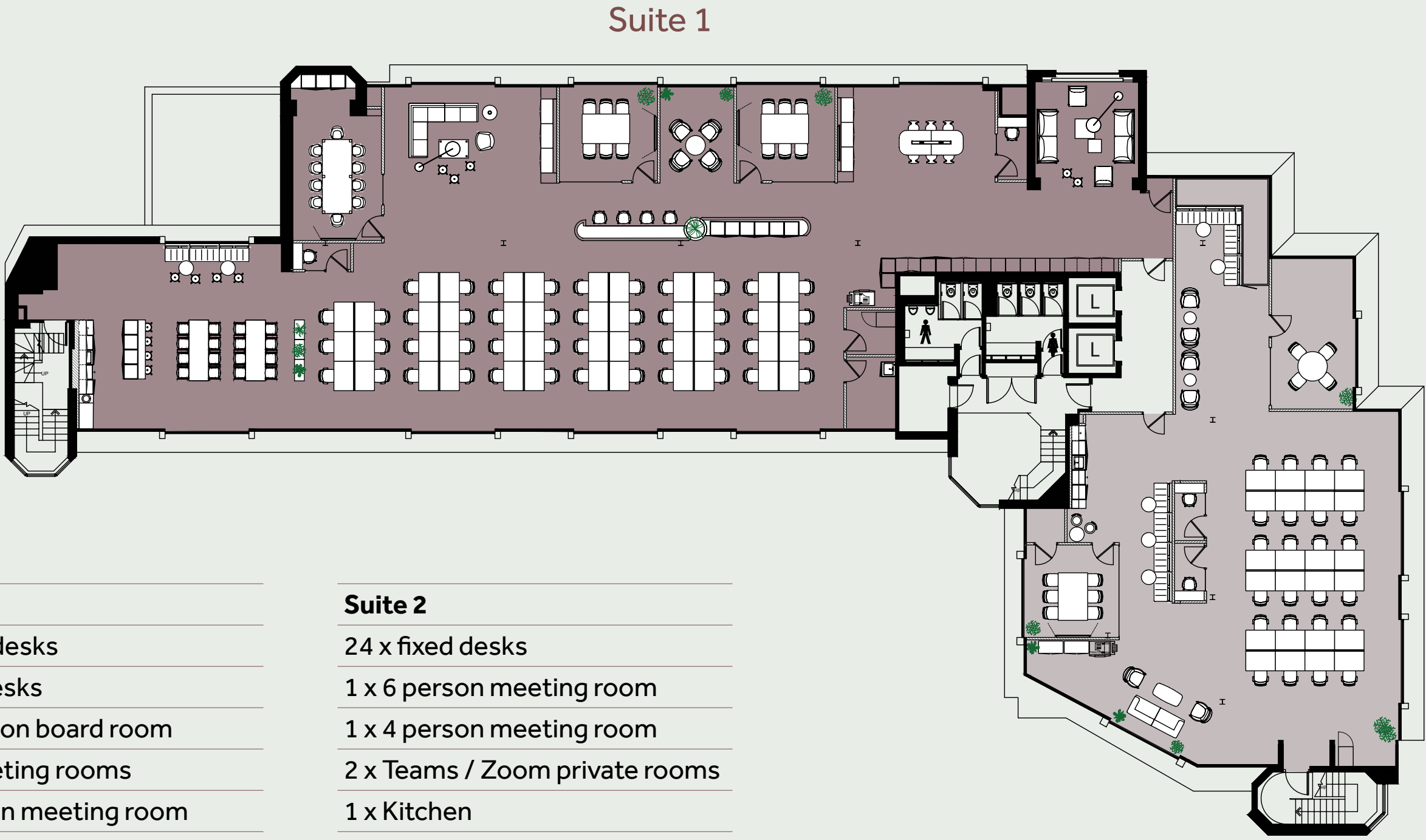


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3



- Suite 1**
- 46 x fixed desks
 - 10 x hot desks
 - 1 x 10 person board room
 - 2 x 6 x meeting rooms
 - 1 x 4 person meeting room
 - 1 x Kitchen and breakout area
 - 2 x Teams / Zoom private rooms
 - 1 x Comms room
 - 1 x Printing room
 - 1 x Entrance waiting area

- Suite 2**
- 24 x fixed desks
 - 1 x 6 person meeting room
 - 1 x 4 person meeting room
 - 2 x Teams / Zoom private rooms
 - 1 x Kitchen
 - Breakout areas
 - 1 x Entrance waiting area

GROUND FLOOR



FIRST FLOOR - LET



SECOND FLOOR - LET



THIRD FLOOR

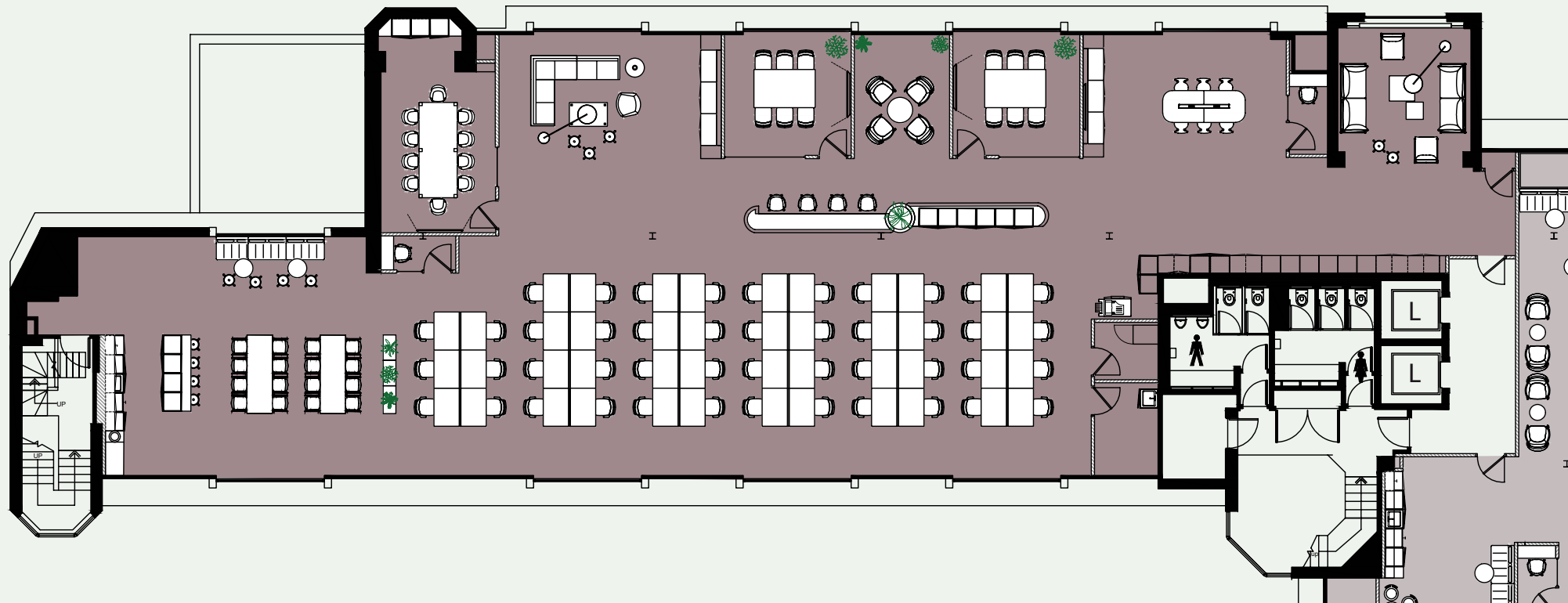


Third floor

Fully Fitted: Suite 1-5, 276 sq ft



- Suite 1**
- 46 x Fixed desks
 - 10 x Hot desks
 - 1 x 10 person board room
 - 2 x 6 x meeting rooms
 - 1 x 4 person meeting room
 - 1 x Kitchen and breakout area
 - 2 x Teams / Zoom private rooms
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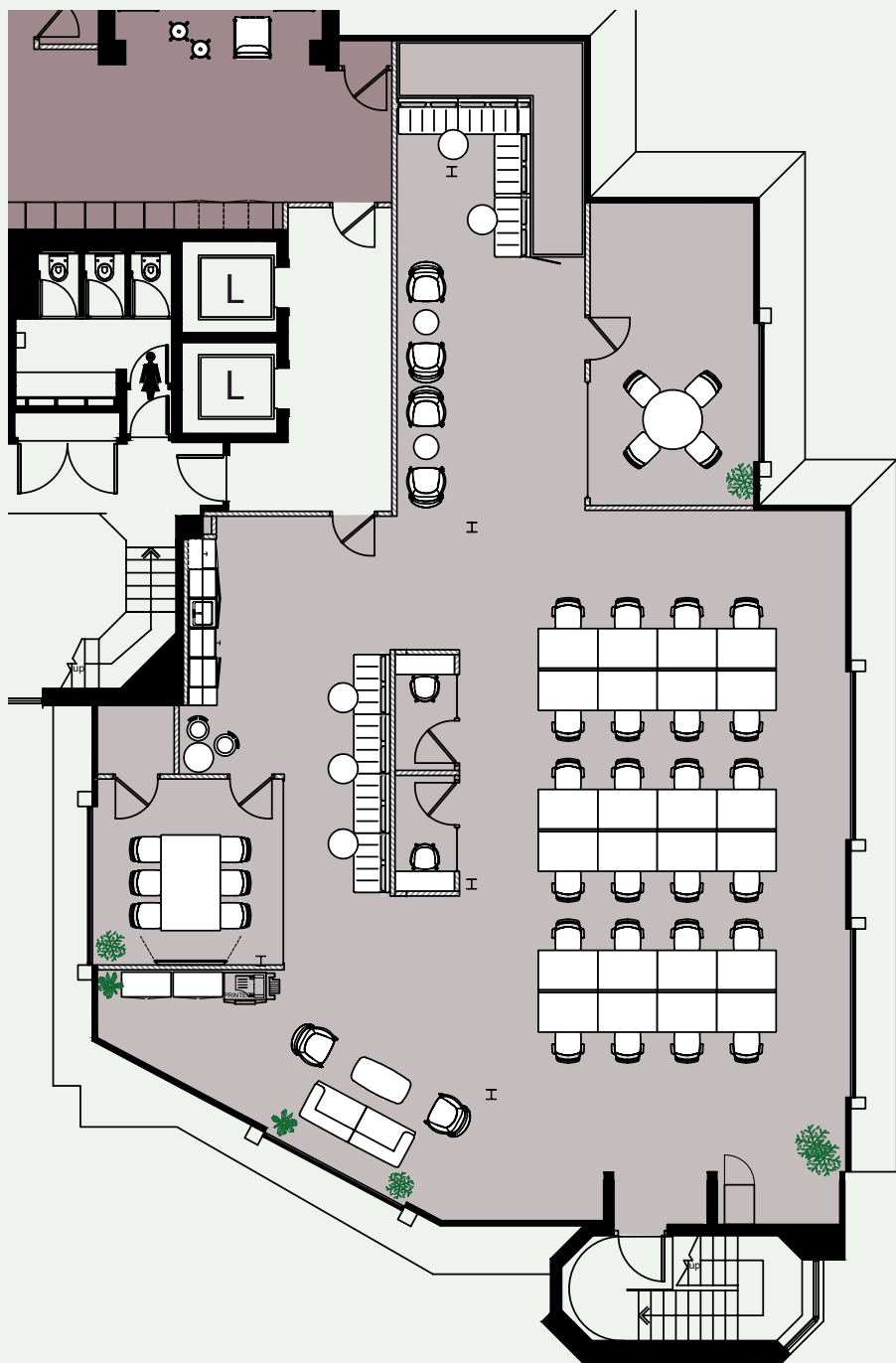


Third floor

Fully Fitted: Suite 2-2,704 sq ft



- Suite 2**
- 24 x fixed desks
 - 1 x 6 person meeting room
 - 1 x 4 person meeting room
 - 2 x Teams / Zoom private rooms
 - 1 x Kitchen
 - Breakout areas
 - 1 x Entrance waiting area



Perfectly situated



Richmond is one of London's most desirable and affluent locations. It offers the modern business the perfect combination of connectivity, vibrant and varied retail and leisure, and over 5,000 acres of green space for boosting employee wellbeing.



Spoilt for choice



RESTAURANTS & CAFÉS

- 1 Rock & Rose
- 2 Four Regions
- 3 Cinnamon Bazar
- 4 Starbucks
- 5 Tortilla
- 6 Carmona
- 7 Costa
- 8 Greggs
- 9 Buenos Airies
- 10 Caffé Nero
- 11 Coffeeology
- 12 Gail's Bakery
- 13 No1 Duke Street
- 14 Itsu
- 15 Leon
- 16 Joe The Juice
- 17 Sticks 'n' Sushi
- 18 The Ivy Café
- 19 Megan's
- 20 Cocotte
- 21 Ottolenghi (Coming soon)
- 22 Scotts
- 23 Brindisa
- 24 Bill's
- 25 Noci
- 26 Gaucho
- 27 Petersham Nurseries



PUBS & BARS

- 1 The Orange Tree
- 2 The Railway Tavern
- 3 Tap Tavern
- 4 The Cricketers
- 5 The Prince's Head
- 6 The White Swan
- 7 The White Cross
- 8 Be At One



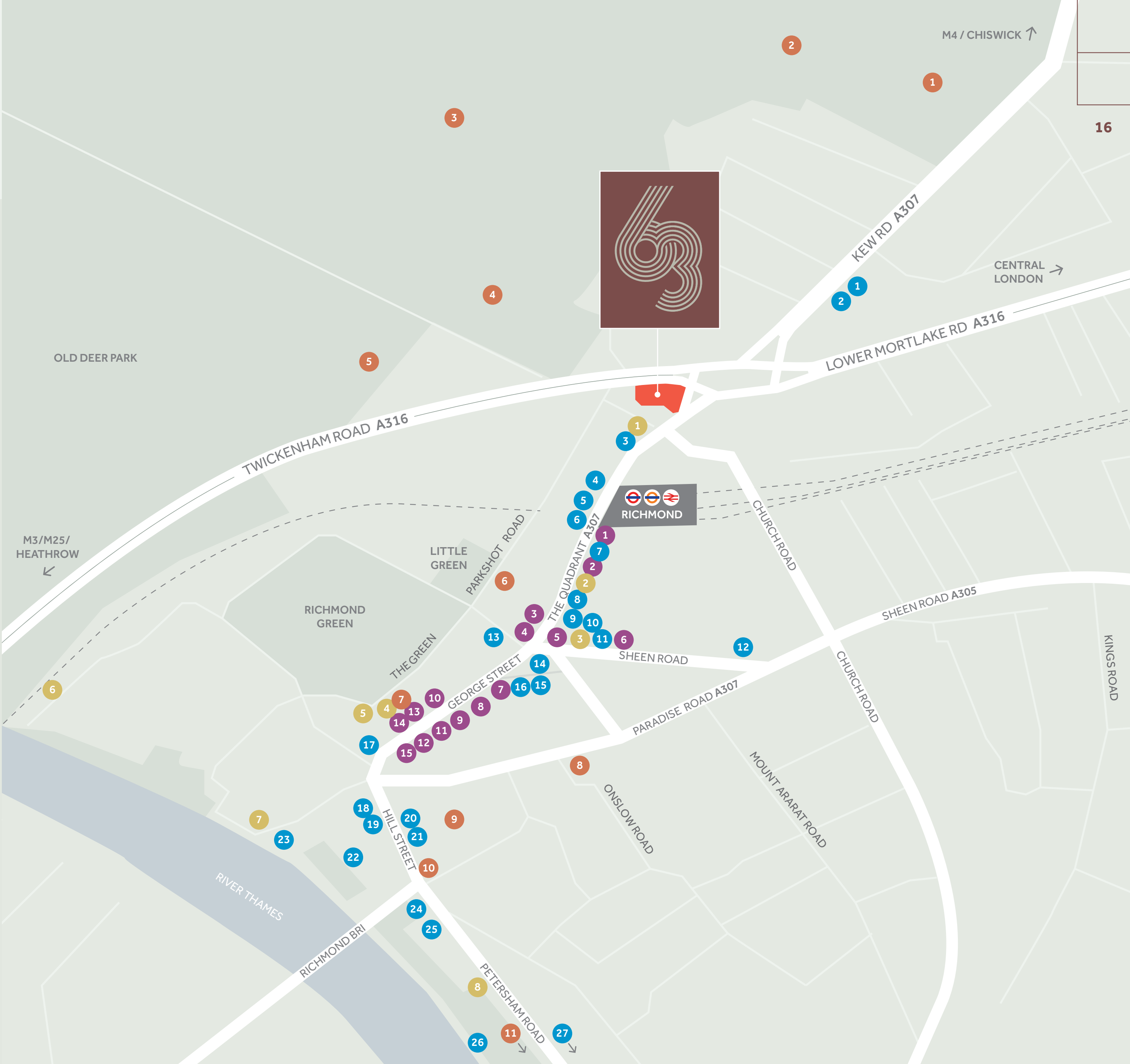
SHOPS

- 1 Amazon Fresh
- 2 Sainsbury's Local
- 3 Sweaty Betty
- 4 Aesop
- 5 Lulu Lemon
- 6 Waitrose
- 7 Tesco Express
- 8 Gant
- 9 H&M
- 10 Boots
- 11 WH Smith
- 12 M&S
- 13 Anthropologie
- 14 Reiss
- 15 Oliver Bonas



LEISURE

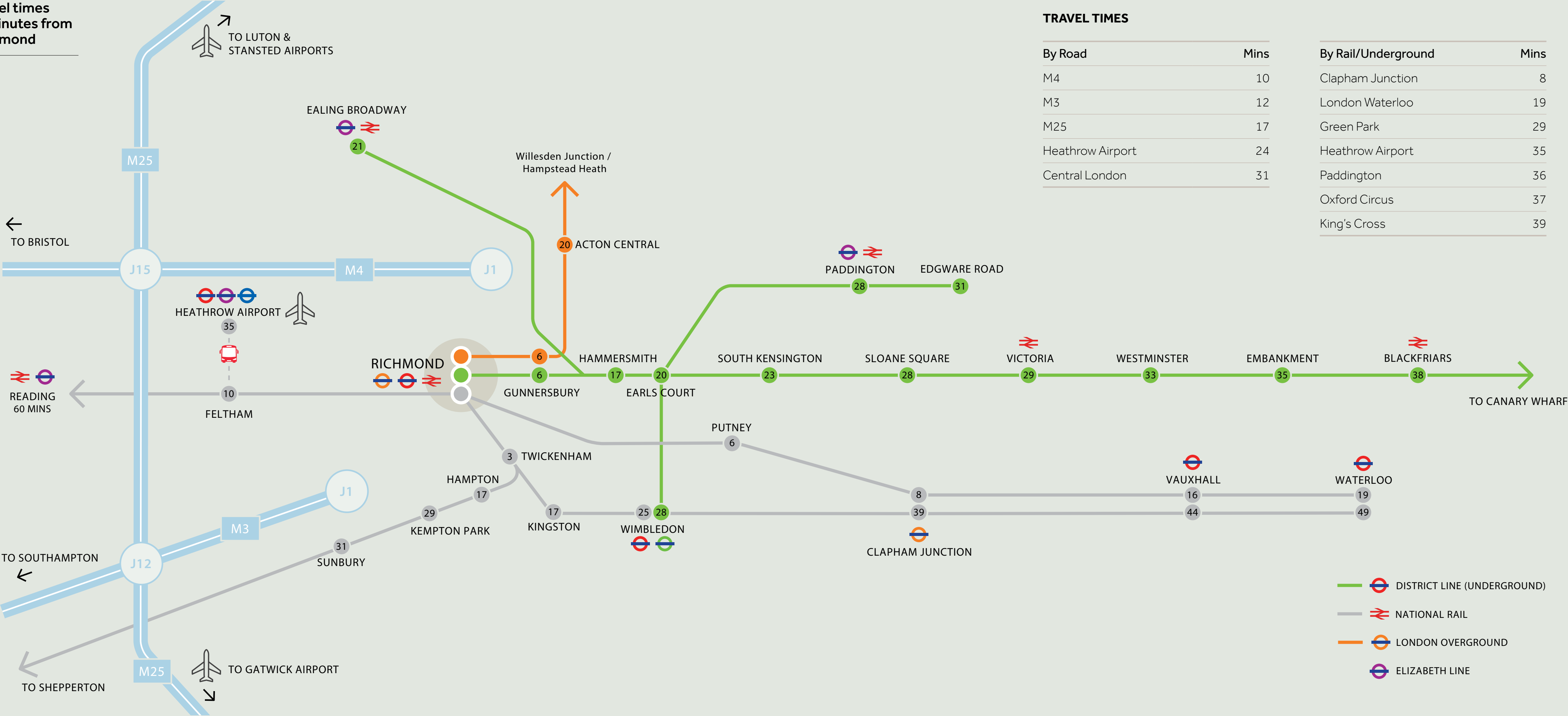
- 1 Richmond Tennis Club
- 2 Old Deer Park Sports Club
- 3 Royal Mid-Surrey Golf Club
- 4 Richmond Rugby Club
- 5 Pools on the Park
- 6 Richmond Theatre
- 7 Thirdspace
- 8 Travelodge
- 9 Richmond Hill Health Club
- 10 Odeon Cinema
- 11 Bingham Riverhouse



Travel with ease



Travel times
in minutes from
Richmond





KEW ROAD

RICHMOND-UPON-THAMES TW9 2NQ

VIEWINGS

Strictly by appointment through the joint agents:



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