



Ground Floor, Quadrant House

Levett Square, Bessant Drive, Kew, Richmond, TW9 4FF

Purpose built, ground floor commercial space in Kew with secure car parking for 7 cars. Suitable for commercial & community occupiers (STP).

1,000 to 2,150 sq ft
(92.90 to 199.74 sq m)

- Purpose built in 2017
- EPC Rating A
- Secure undercroft parking 7 car park spaces (4 allocated to Studio and 3 to Cafe Reception)
- Ground floor with good natural light
- Good floor to ceiling height
- Comprises two suites (the Studio and the Cafe Reception) available separately or together
- Particularly suitable for health and wellness occupiers

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Summary

| | |
|-----------------------|--|
| Available Size | 1,000 to 2,150 sq ft |
| Rent | £20,000 - £50,000 per annum |
| Rates Payable | £26,696.50 per annum Two hereditaments rated at different rates |
| Rateable Value | £53,500 |
| Service Charge | £10 per sq ft Budget available upon request |
| Car Parking | 4 spaces for Studio |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | A (21) |

Description

Built in 2017, Quadrant House and Levett Square is a high quality residential lead development providing purpose built accommodation with secure underground parking. The main occupier of the ground floor is the Richmond Medical Clinic, a modern general practice clinic and surgery. The remaining ground floor comprises two suites identified as the Studio and the Cafe Reception Area. These spaces are available for immediate occupation and can be taken together or separately.

Location

Located between the River Thames and the South Circular, the property is in an excellent location and just a 10 minute walk from Kew Gardens Station (District Line and Mildmay Lines). The National Archives is situated close by, as is Kew Retail Park.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|------------------------------|--------------|---------------|--------------|
| Ground - Studio | 1,150 | 106.84 | Available |
| Ground - Cafe Reception Area | 1,000 | 92.90 | Available |
| Total | 2,150 | 199.74 | |

Specification

The space benefits from good floor to ceilings and an HVAC system.

Viewings

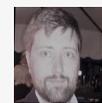
By arrangement with Martin Campbell

Terms

Offered on the basis of a new lease.



Viewing & Further Information



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