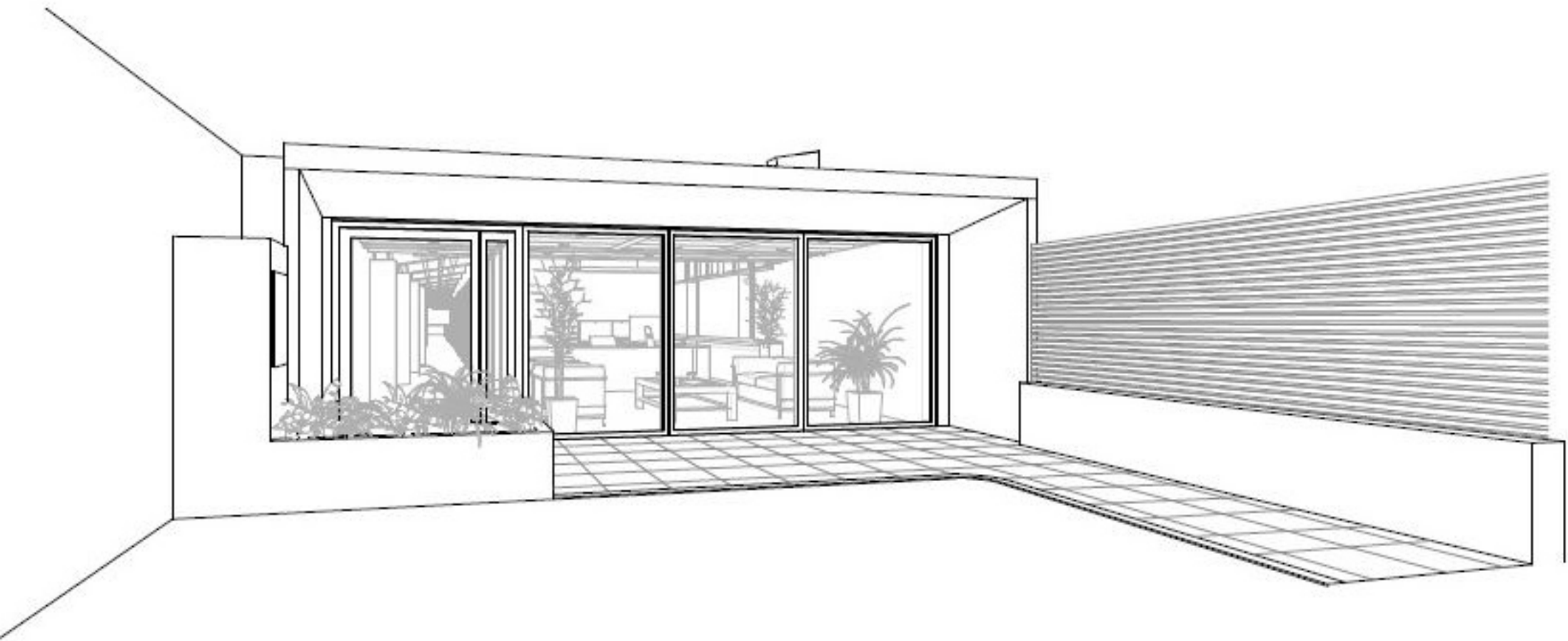




The Hideaway, 11E Sandycombe Road, Richmond TW9 2EP

**TO LET
FOR SALE**

Self-Contained, Contemporary Business
Unit

**3,800 Sq Ft
(353 Sq M)**

The Hideaway, 11E Sandycombe Road, Richmond TW9 2EP

DESCRIPTION

The Hideaway 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, generous open-plan working spaces under a single mono-pitch roof.

Intermediate full-height glazing and roof lights provides generous natural light throughout the 60m long space. Full Refurbishment has been completed.

- ✓ **B1 use, D1/D2 accommodation - Subject to Planning**
- ✓ **Quoting Rent £35.00psf**
- ✓ **Quoting Market Value £400.00psf**
- ✓ **10 minute walk to Richmond Town Center & Train Station**
- ✓ **5 minute walk to North Sheen Train Station**
- ✓ **0.5 miles from Kew Village**



LOCATION

Located within easy walking distance from Richmond, Kew and North Sheen, and close to the A316. The Hideaway combines easy access with plenty of surrounding atmosphere.

At the end of Sandycombe Road is Kew Village, home to a number of independent shops, restaurants and bars. Familiar high street brands are similarly on offer in Richmond.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,800	353

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

This property is available on a long-leasehold basis or to rent on terms to be agreed.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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