



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**11-13 Station Point
Sandycombe Road, Kew TW9 2AD**

**CLASS-E COMMERCIAL SPACE
(FOR SALE OR TO RENT)**

Summary

- Modern commercial space (Class-E), within exclusive gated development
- 10-minute walk from Kew Village and Kew Gardens station (District Line & Overground)
- Property extends 1,537sqft (NIA), with space all on ground floor level
- Unit benefits from two entrance doors so could be split and comes with one parking space
- Guiding £650,000 For Sale (£422psf) on a 990-year lease or To Rent guided at £45,000pax (£29psf) for a new FRI lease direct with the landlord

Description

Opportunity to occupy a quality self-contained commercial unit within a new build gated development.

Having most recently been used as a head office for Dominoes, this ground floor space extends 1,537sqft (NIA).

Benefitting from Class-E use it offers flexibility on how it can be used. It also has two separate entrances so could be split and sub-let.

Property benefits from one secured car parking space and bike storage for occupants.

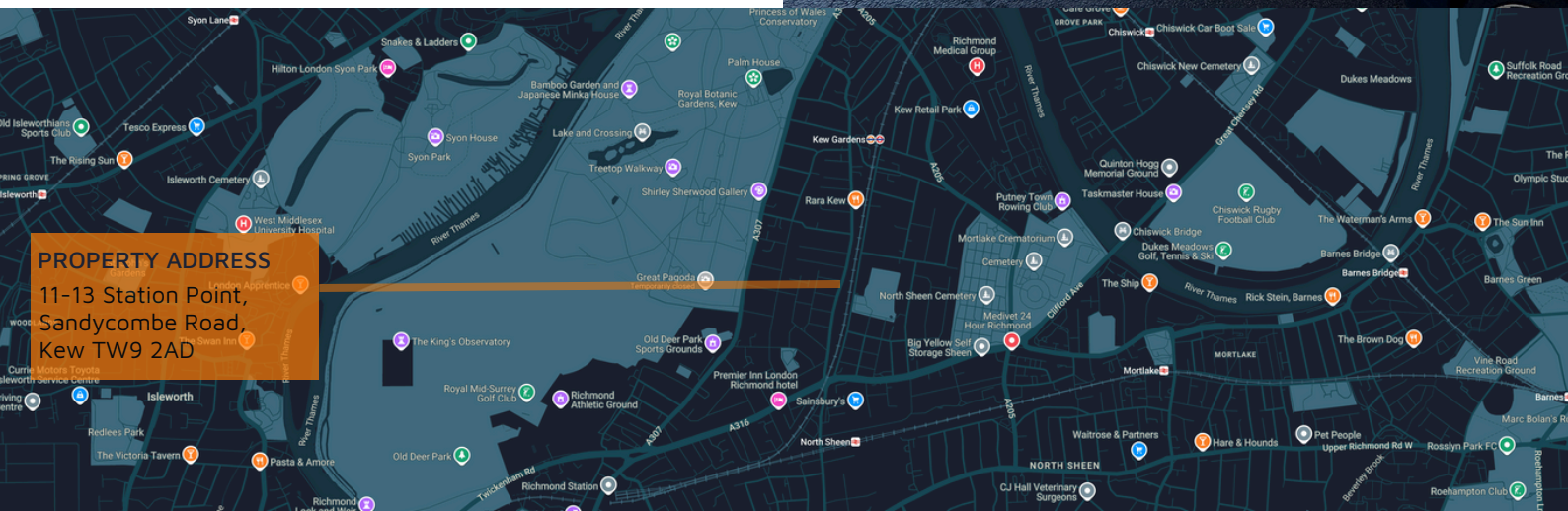
Location

Property is located within Station Point, walking distance from the popular Kew Village.

The property is just a 10-minute walk (0.5 miles) to both North Sheen and Kew Gardens stations. This offering both District (underground) and overground trains.

Kew Village offers occupiers excellent amenities including an array of coffee shops, restaurants and convenience stores.

Richmond is also under a mile away, offering quality eateries and park space for office workers to enjoy.



VAT

The property is elected for VAT and therefore VAT will be charged on the sale price and the rent.

Business Rates

The current rateable value (1st April 2017 to present) is £XX per annum and estimated business rates payable is £XX pax.

Rates are payable to London Borough of Richmond upon Thames.

Service Charge & Floor Plans

Further information is available upon request.

Terms

- For Sale - £650,000 (£422psf) for a 990-year lease
- To Rent - £45,000pax (£29psf) for a new FRI lease direct with the landlord



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