

FOR SALE / TO LET – CONTEMPORARY OFFICE SUITES NEAR KEW GARDENS UNDERGROUND STATION



Unit 1A, 1B & 1C Blake Mews
Kew Gardens, Richmond, London, TW9 3GA

**612 to 2,774 sq. ft.
(56.9 to 257.7 sq. m.)**

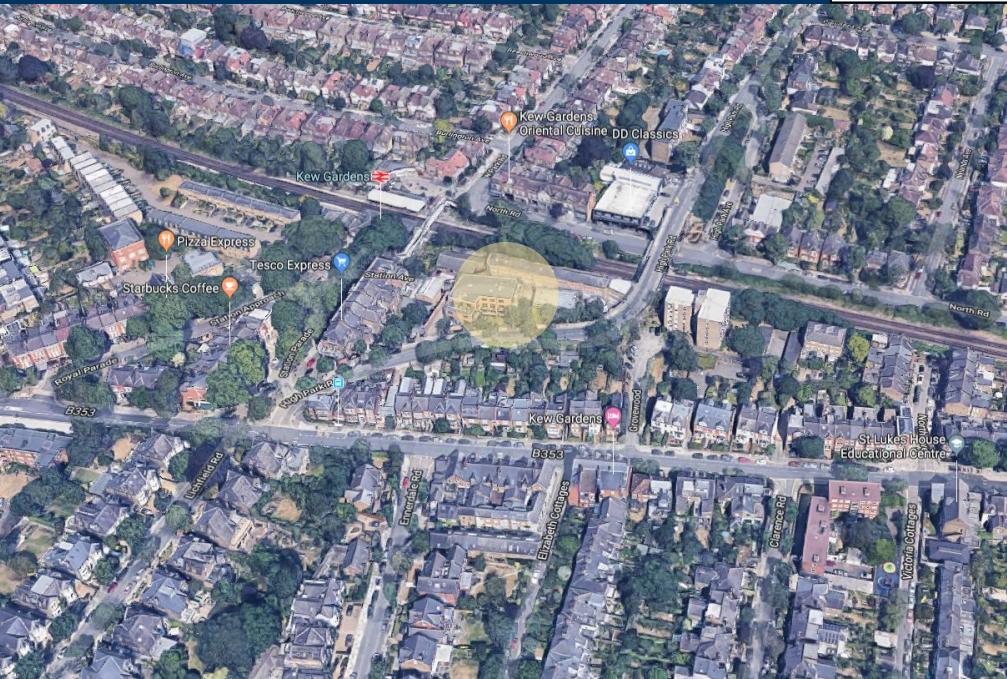
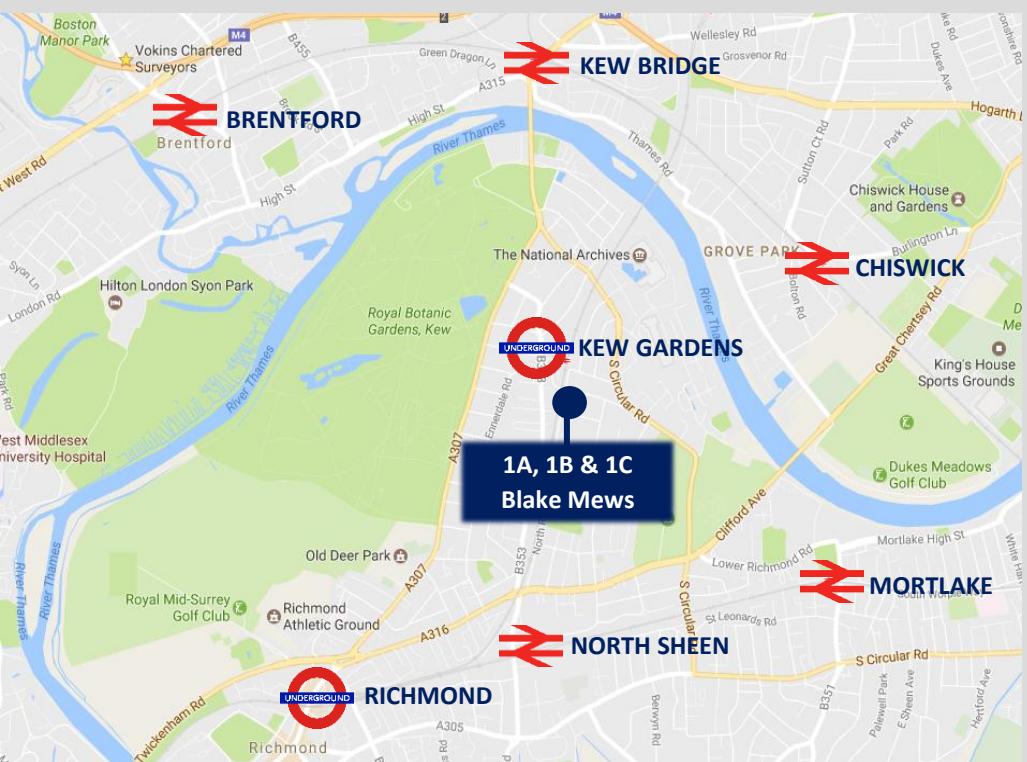
Unit 1A, 1B & 1C Blake Mews, Kew Gardens, London TW9 3GA

Location

Blake Mews is located in a prime location adjacent to Kew Village, and a short walk away from the Royal Botanic Gardens. Kew is a popular location, due to the various shops, restaurants and other local amenities available.

Immediate local occupiers include: Tesco Express, Starbucks Coffee, Gail's Bakery, Pizza Express, Café Torelli, Santa Maria Pizza and The Tap on the Line.

Kew Gardens train station is within walking distance which provides a fast, regular service to Central London.



A205 – South Circular	0.7 miles
A4 – Chiswick	1.3 miles
M4 – Brentford	1.3 miles
M3 – Junction 1	7.1 miles



Kew Gardens (District / Overground)	0.1 miles
Kew Bridge (British Rail)	1.0 mile
Richmond (British Rail)	1.4 miles
Gunnersbury (District / Overground)	1.6 miles

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The Property

Blake Mews comprises a terrace of contemporary office buildings close to Kew Gardens.

Units 1A, 1B & 1C comprise of end of terrace units with 1A & 1B having their own self-contained entrances with 1C being accessed through the shared communal staircase. The units are available individually or as a whole.

Units 1A and 1C each have 1 allocated car parking space.

The units benefit from the amenities listed below:

- Wood flooring
- Double Glazing
- Floor boxes
- Shower (Unit 1B)
- Kitchenette
- Security/entry system
- Glass partitioning (Unit 1C)
- Electric panel heating
- WCs
- Separate entrances
- Good natural lighting
- Secure gated entry

Accommodation

The property offers the following approximate (GIA) Gross Internal floor areas:

Floor	Area sq. ft.	Area sq. m.
Unit 1A	776	72.1
Unit 1B	612	56.9
Unit 1C	1,386	128.8
Total	2,775	257.8



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Long Leasehold

The units are available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease at a peppercorn rent if demanded.

The units are available to purchase individually or as a whole and the guide prices are set out in the table below:

Floor	Area sq. ft.	Guide Sale psf.	Guide Sale Price
Unit 1A	776	c. £444.54 psf.	£345,000
Unit 1B	612	c. £440.84 psf.	£270,000
Unit 1C	1,386	c. £421.96 psf.	£585,000
Total	2,774	c. £432.59 psf.	£1,200,000

Rent

A new FRI lease or leases are available for a term to be agreed, the units are available individually or can be leased as a whole. The guide rents are set out in the table below:

Floor	Area sq. ft.	Guide Rent psf.	Guide Rent pax.
Unit 1A	776	£35.18 psf.	£27,300 pax.
Unit 1B	612	£34.78 psf.	£21,300 pax.
Unit 1C	1,386	£32.16 psf.	£44,592 pax.
Total	2,774	£33.59 psf.	£93,192 pax.

Business Rates

According to the Valuation Office Agency website the Rateable Value of the property is as follows:

Floor	Rateable Value	Approx. Rates Payable (based on standard/higher multiplier 2025/2026)
Unit 1A	£22,500	£11,227.50 per annum
Unit 1B	£17,500	£8,732.50 per annum
Unit 1C	£40,500	£20,209.50 per annum

All applicants are advised to make their own enquiries through the London Borough of Richmond billing authority.

Service Charge

Further details available from the agents.

Energy Performance Certificate

C (67)

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement via sole agent Vokins.

VAT

The property is elected for VAT, which applies in addition.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. April 2025.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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