



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Quadrant House, Levett Square
Kew TW9 4FF**

CLASS-E COMMERCIAL SPACE/S

AVAILABLE TO RENT

(2,150 SQFT OR 1,150 SQFT / 1,000 SQFT)

Summary

- **Cafe & studio commercial space (Class-E)** available to rent
- **10-minute walk** from **Kew Village** and **Kew Gardens Station** (District Line & Overground)
- Total accommodation extends **2,150sqft (NIA)** and is laid out on the **ground floor**, with **7 x underground parking spaces**
- The space can be rented as a **whole (2,150sqft)** or as a **cafe / reception space (1,000sqft)** or **enclosed studio space (1,150sqft)**
- Will appeal to **cafes, co-working operators** and **healthcare / wellness clinics & pilates studios**
- Quoting rents:
 - **£50,000pax (£23psf)** for the entire space (2,150sqft)
 - or **£30,000pax (£26psf)** for the studio area (1,150sqft)
 - or **£20,000pax (£20psf)** for the cafe area (1,000sqft)

Plus VAT, for a new lease on flexible terms

Description

Prominent **ground floor commercial unit** that will appeal to a range of tenants.

Located within **Quadrant House**, the space had previously been occupied as a **cafe**.

Space is accessed from **Levett Square** and acts as an entry for patients using **NHS services** to the rear.

Lease to include **2,150sqft of accommodation** and this includes an **open plan area**, as well as **partitioned rooms** (previously used as office space).

7 x underground car parking spaces included for staff/customer parking.

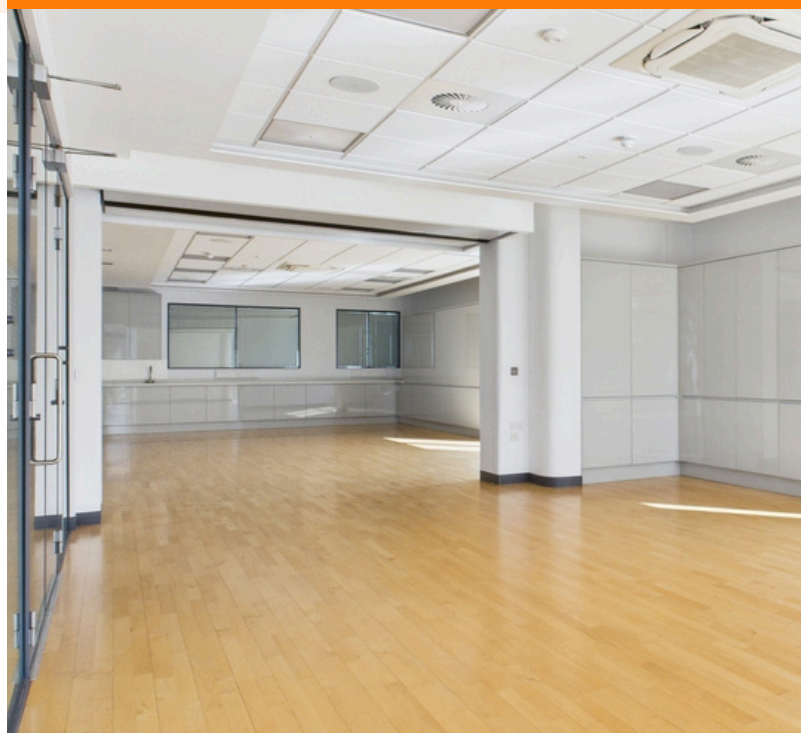
Location

Quadrant House, located in **Levett Square**, offers a tranquil and picturesque setting next to **Kew Retail Park**.

Levett Square is a **high quality residential development** and provides a **serene atmosphere** for its occupiers.

The area benefits from a **high volume of commercial pull** from **Kew Retail** next door, which is home to **Marks & Spencers, Boots** and **TK Maxx**.

Kew Gardens station is just **0.5 miles away** and provides **London Underground services (District)** and **London Overground trains**.



PROPERTY ADDRESS

Quadrant House
Levett Square
Richmond
TW9 4FF



VAT

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

Business Rates

Contact H&P for further details.

Rates are payable to London Borough of Richmond upon Thames.

Service Charge & Floor Plans

Further information is available upon request.

Terms

To Rent -

- £50,000pax (£23psf) for the entire space (2,150sqft)
- or £30,000pax (£26psf) for the studio area (1,150sqft)
- or £20,000pax (£20psf) for the cafe area (1,000sqft)

Plus VAT, for a new lease on flexible terms



CONTACT US



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