



# GRADE A SERVICED OFFICES TO LET

**SOVEREIGNGATE  
18-20 KEW ROAD  
RICHMOND  
TW9 2NA**



**VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS**



PROFESSIONAL PROPERTY PEOPLE





### **LOCATION**

Sovereign Gate is a prominent 5 storey office building in the heart of Richmond town centre. The building has undergone a full Grade A refurbishment, designed with the occupier at its core.

The building is centrally located less than two minutes' walk from Richmond station on the corner of Kew Road and Church Road and moments from the wide range of shops and cafés that Richmond is famous for.

### **DESCRIPTION**

New exposed services with suspended LED lighting gives the offices a contemporary urban feel. Fully accessible raised floors allow for easy connectivity. The external approach and entrance have been completely remodelled leading to an upgraded reception area, delivering an impressive arrival experience for clients and staff alike.

The lower ground floor benefits from good natural light throughout and an additional entrance via steps to street level.

### **PLANNING**

B1 Offices

### **TENURE**

Flexible licences available on monthly basis.

### **ACCOMMODATION:**

See attached schedule for current availability.

### **LICENCE FEE**

See attached schedule for licence fees.

### **VAT**

VAT is charged in addition to the licence fees.

### **EPC**

Band A.

### **RATES**

Included in licence fee.

### **LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction.

### **AMENITIES**

- Private office space to accommodate from 2-100+ people AND self-contained floors of c.5,300 sq. ft.
- Members lounge access to Richmond and 15 other Boutique locations at only £70pcm
- Breakout space
- Meeting rooms
- Creative pods and phone booths
- Showers and bike racks
- Dog-friendly
- Unlimited barista-quality coffee
- 24/7 access
- DDA compliant
- AC and fresh airflow
- EPC rating of A
- Lift access
- Designed with wellbeing and productivity in mind

### **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

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April 2024

## AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price pcm	Available	Notes
Shared office	GF	Coworking	-	£450	Now	
Snowdrop	LG	11	495	<b>All offices range between £485 - £560 per desk subject to office and terms.</b>	Now	
Dahlia	LG	8	360		Now	
Eucalyptus	LG	8	360		April 2024	
Gardenia	GF	12	540		Now	
Hibiscus	1	10	450		Now	
Calendula	1	12	540		Early exit	
Mirabilis	1	9	405		Now	
Lotus	1	6	270		Now	
Lavendar	1	13	585		April 2024	
Holly	2	4	180		Now	
Iris	2	4	180		Now	
Hydrangea	2	10	450		Now	
Palash	2	4	180		Now	
Marigold	2	58	2,610		Now	
Violet	2	9	405		Now	
Lilac	2	9	405	Now		

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price pcm	Available	Notes
Peonies	2	24	1,080	<b>All offices range between £485 - £560 per desk subject to office and terms.</b>	Now	New Grade A workspace
Petunia	3	9	405		Now	Cyclist friendly
Lantana	3	10	450		Now	Breakout space and members' lounge
Chamomile	3	6	270		Now	Phone booths
Bellflower	3	16	720		Now	Meeting Rooms
						Dog friendly