



VIEW

159

— MORTLAKE —

ROAD

STUDIOS

SPACE AVAILABLE FROM 1,345FT² TO 48,751FT²

From single to multiple unit occupancy, our flexible spaces offer the perfect workplace for every business to create, collaborate and grow



A CONTEMPORARY WORKSPACE INFUSED WITH PERIOD CHARM

Sitting in the heart of Kew, Richmond, Kew Studios is a newly refurbished (currently under construction) modern workspace steeped in history. A former manor home, its light-drenched rooms, original bespoke features and industrial aesthetic gives businesses the opportunity to work from a stylish building rich in character.

Kew Studios has been respectfully renovated. Sustainably modernised with as much of the original building lovingly preserved. The environmentally conscious Kew Studios has a living green roof of lush foliage and solar panels, covered cycle storage and electric vehicle charging. All set within a leafy landscape with plenty of outdoor courtyards and private terraces for al fresco lunchbreaks.



RESPECTFULLY
RENOVATED



Kew Studios exterior

K E W
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ROAD
STUDIOS



Kew Studios exterior, looking towards reception



ORIGINAL FEATURES PRESERVED





Kew Studios - Unit 1, first floor



CONTEMPORARY CHIC
WORKSPACES



KEW STUDIOS



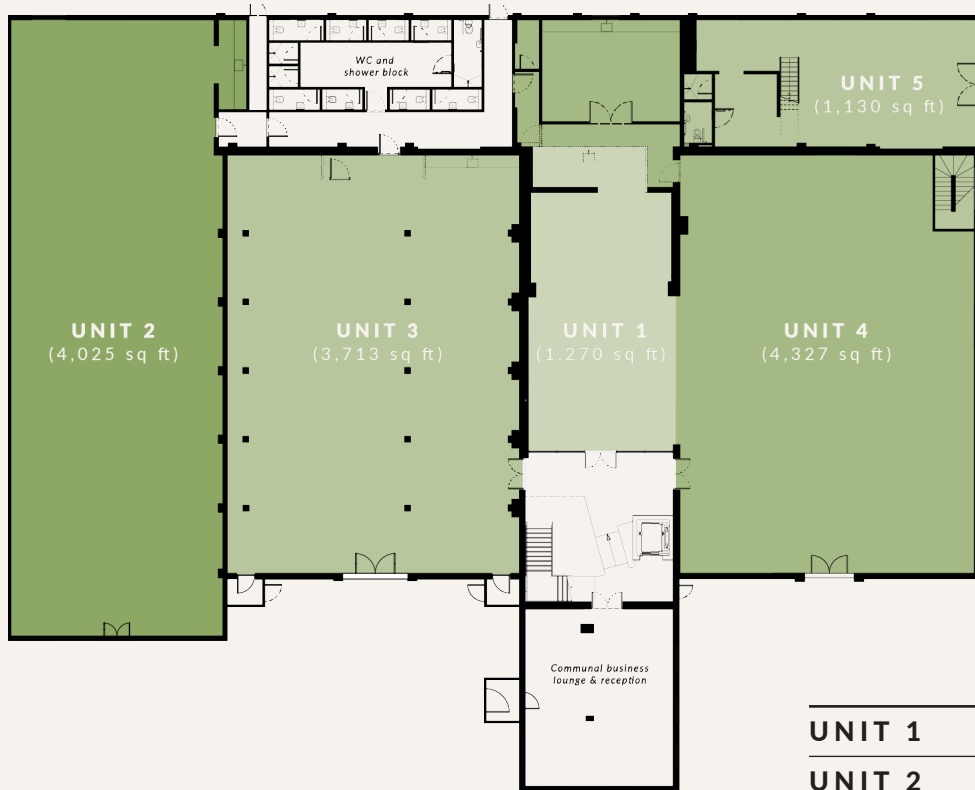
Kew Studios - Unit 1, ground floor



KEW STUDIOS FLOOR PLANS

TOTAL AREA 27,200 sq ft

GROUND FLOOR



FIRST FLOOR



UNIT 1	2,529 sq ft
UNIT 2	4,025 sq ft
UNIT 3	3,713 sq ft
UNIT 4	4,327 sq ft
UNIT 5	1,345 sq ft
UNIT 6	3,487 sq ft
UNIT 7	3,756 sq ft
UNIT 8	1,259 sq ft

SUSTAINABLE LIVING
MADE EASY



Breakout space & cycle storage

K E W

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ROAD

WORKS

Car park



8



An aerial view of a modern, white brick building with a series of gabled roofs. Each gable is covered with blue solar panels. The flat roof sections between the gables are covered with green roofs, featuring various plants and small structures. The building is surrounded by a gravel courtyard with several young trees in planters and a paved walkway. A silver car is parked in the courtyard. The background shows a residential area with other buildings and trees under a clear sky. There are decorative green leaf graphics in the top-left and bottom-right corners.

SOLAR POWERED
GREEN ROOF



Kew Works - Unit 3, mezzanine

KEW WORKS



10



Kew Works - Unit 1, mezzanine



Kew Works - Unit 3, ground floor



Kew Works - Unit 1, ground floor

COOL INDUSTRIAL
AESTHETIC

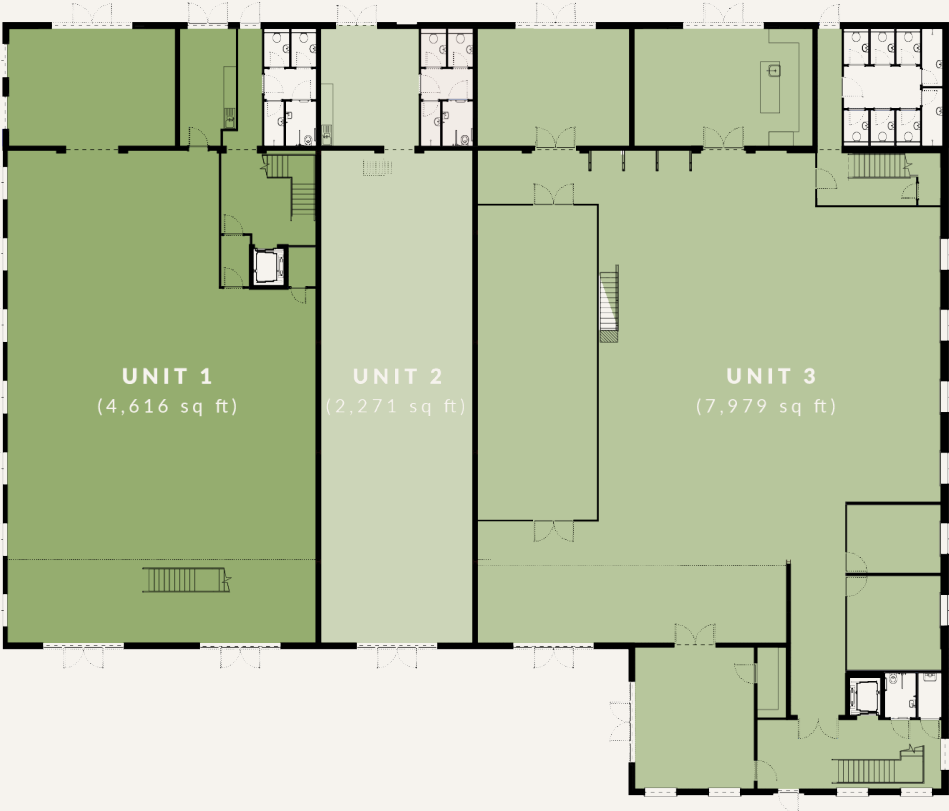




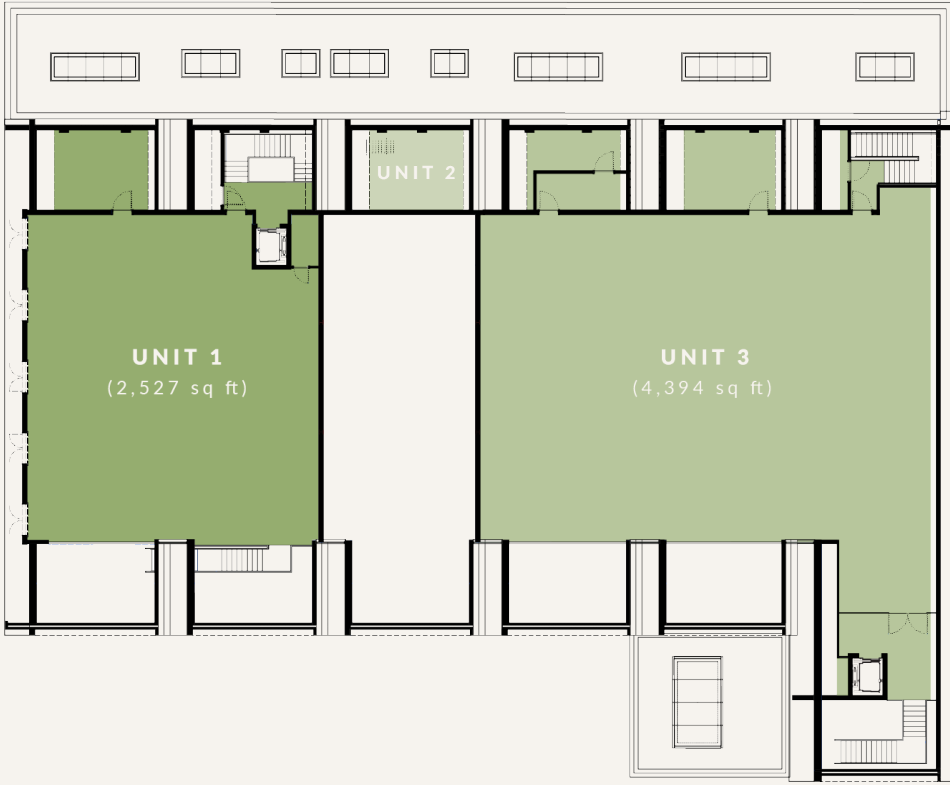
KEW WORKS FLOOR PLANS

TOTAL AREA 23,398 sq ft

GROUND FLOOR



FIRST FLOOR



UNIT 1	7,143 sq ft
UNIT 2	2,271 sq ft
UNIT 3	12,373 sq ft



IT'S ALL IN THE DETAILS

Kew Studios wears its eco credentials on its sleeve, and is on its way to a BREEAM Very Good certification. With all the details you would expect, and quite a few you might hope for.



100% EV charging



Solar power



Green roof



Outdoor Courtyard
& private terraces



Superfast
connectivity



EPC B



Secure cycle
storage



Car parking



Excellent floor to ceiling
KS 3.285 m - 4.015m,
KW 2.765m - 2.827m



Passenger lifts



Flexible floor
plates



Occupational Density
1:10 sq m



Warm LED
lighting



New showers



New VRV
air conditioning



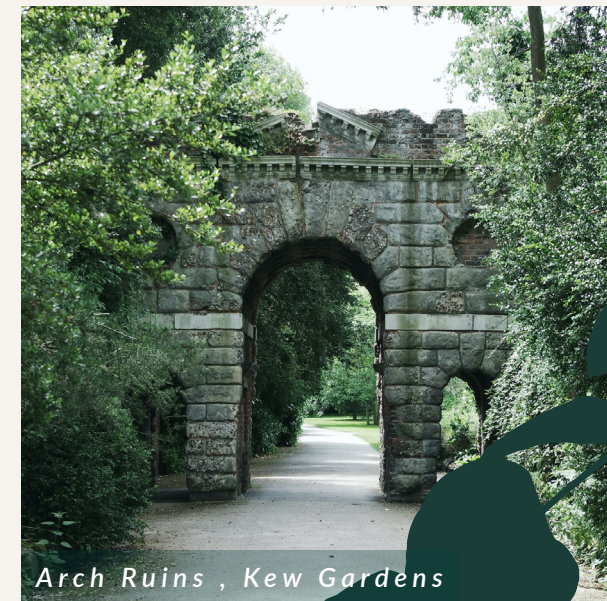
Temperate House , Kew Gardens



Tap On The Line, pub and terrace

ON THE DOORSTEP

Kew Studios isn't just the perfect place to work. Located near Kew Village, it's also an ideal spot to socialise and explore. From delicious lunches and coffee, to a refreshing pint at the end of the day, the area is lined with neighbourhood favourites.



Arch Ruins , Kew Gardens



Thames towpath

A BREATH OF FRESH AIR

Kew Studios' worst kept secret is the tree-lined towpath that heads along the Thames towards Chiswick Bridge. The quiet route hosts joggers, cyclists and rowers alike and is a charming choice for a lunchtime stroll or moment to clear your head.



Thames towpath, Kew Bridge



Macarong Cafe, Kew Village

KEW VILLAGE

Grab a coffee near the station on your way to work, or step out at lunch time to one of the many cafes and coffee shops in Kew village.



M&S, Kew Retail Park

RETAIL THERAPY

Or if you are in a rush and need to grab and go, the retail park is adjacent to Kew Studios and has an M&S where you can pick up a sandwich to enjoy in one of Kew Studios' communal spaces. There are also plenty of shops to choose from including Boots, Costa & Next.

M&S

next

COSTA
COFFEE

Boots



Kew Village



Tap On The Line, pub and terrace



Ma Cuisine, Kew Village

AFTER HOURS

For an after work pint, team socials or entertaining your favourite clients, there are plenty of pubs and restaurants to choose from in the local area.



Antipodea and Ma Cuisine, Kew Village



IN THE NEIGHBOURHOOD

Kew Gardens Station - 4 minutes walk

1 Station Approach - *The Tap on the Line, Starbucks, The Kew Greenhouse Cafe, Cafe Torelli, Pizza Express, Oliver's Wholefood Store, Ma Cuisine, Tesco Express, Antipodea Kew, Gail's Bakery and more*

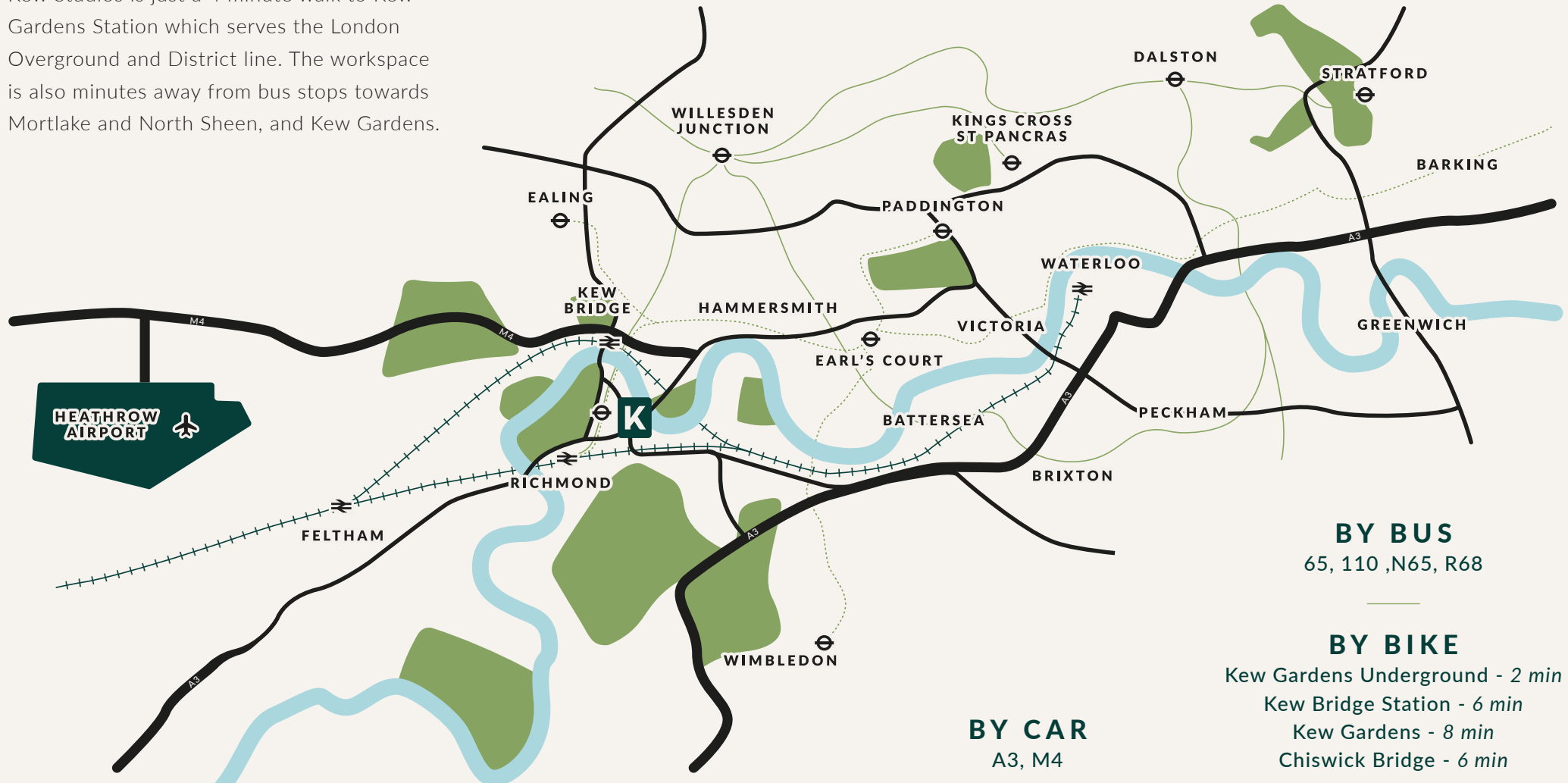
2 Retail Park - *M&S, Boots, Costa, Next, Sports Direct, TK Maxx*

3 Towpath to Thames

4 Entrance to Kew Gardens

GETTING THERE

Kew Studios is just a 4 minute walk to Kew Gardens Station which serves the London Overground and District line. The workspace is also minutes away from bus stops towards Mortlake and North Sheen, and Kew Gardens.



BY AIR
 Heathrow Airport
 - 30 min by car
 - 60 min by tube


BY TRAIN
 Kew Gardens Underground -
 Overground, District
 Kew Bridge Station -
 South Western Railway

BY CAR
 A3, M4

BY BUS
 65, 110 ,N65, R68

BY BIKE
 Kew Gardens Underground - 2 min
 Kew Bridge Station - 6 min
 Kew Gardens - 8 min
 Chiswick Bridge - 6 min

ON FOOT
 Kew Gardens Underground - 4 min
 Kew Bridge Station - 10 min
 Kew Gardens - 13 min
 Chiswick Bridge - 15 min



If Kew Studios sounds like the space for you and your business,
then get in touch with our agents.

DTRE

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