

ARCH 8, KEW BRIDGE, RICHMOND

LONDON TW9 3AW



1002 sq ft Arch Available on the River Thames in
Richmond

TRANSPORT HUB

TO LET

1,002 SQ FT

(93.09 SQ M)

- TFL Arch Portfolio
- Flexible Lease Terms Available
- Clean Use Preferred
- Direct Thames Footpath Access
- Available for Immediate Occupation
- Bathroom/Shower Facility
- Kitchenette

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OVERVIEW

Available Size	1,002 sq ft
Rent	£18 per sq ft
Rates Payable	£5.60 per sq ft
Rateable Value	£11,250
Service Charge	N/A
EPC Rating	B

DESCRIPTION

The property comprises a rectangular shaped industrial unit within a painted brick arch underneath Kew Bridge. Access to the property is via wooden double doors at both the East and West face of the Bridge.

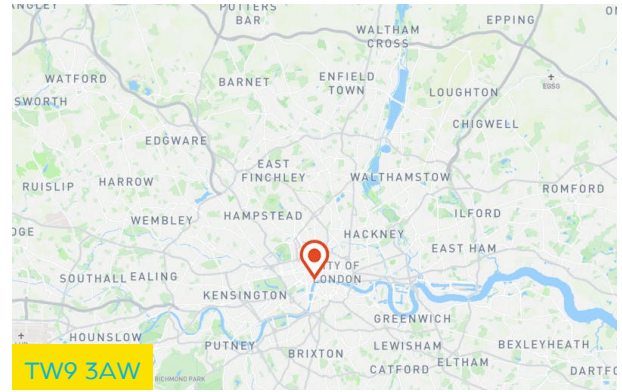
Internally, the unit has a concrete floor, 3 Phase electricity and a Kitchenette & WC facilities. The arch is currently in shell condition ready for tenant fit out works. We are seeking customer facing uses to add to the business vibrancy of the immediate area.

LOCATION

Arch 8, Kew Bridge is located just a 2 minute walk from Kew Bridge Railway station and a 15 minute walk from Gunnersbury Station (District and London Overground).

The property has vehicular access via Bush Road and pedestrian access via a staircase from the bridge. The granite bridge has a view of the River Thames from the East elevation and the West elevation is adjacent to a paved area surrounded by a number of food and beverage offerings, as well as a recently built multi-storey residential development.

Local occupiers include design studios, well being and fitness studios.



VIEWING & FURTHER INFORMATION

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