



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

# ARCH 8, KEW BRIDGE, RICHMOND, LONDON, TW9 3AW

## 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 an 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.

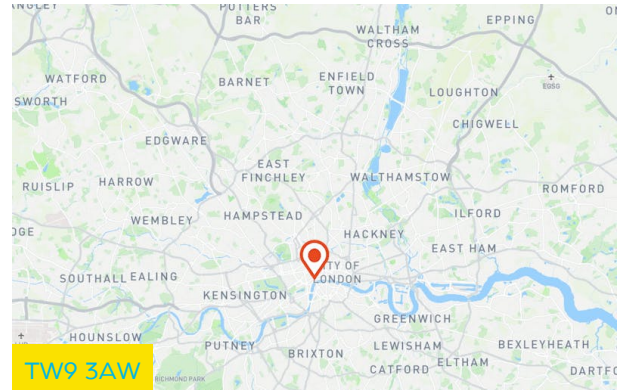
Internally, the unit has a wooden floor, 3 phase electricity, a Kitchenette and a WC. The arch was previously occupied as a dance studio and is in a good, clean condition.

## 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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