

# SHORT TERM LET

91.3 SQ. M ( 983 SQ. FT) APPROX.

300—302 SANDYCOMBE ROAD, KEW, RICHMOND, SURREY TW9 3NG

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **FIRST FLOOR SELF CONTAINED OFFICES**
- **SHORT TERM LET AVAILABLE AT A NOMINAL RENT**
- **FLEXIBLE TERMS**
- **CLOSE PROXIMITY TO KEW GARDENS STATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 300—302 SANDYCOMBE ROAD, TW9 3NG

## LOCATION

The property is located on Sandycombe Road which runs between Kew Road and the A316 Lower Mortlake Road.

Kew Gardens station is within 5 minutes walk, which has local facilities including a Tesco Express, Barclays Bank, Starbucks and a selection of cafes and restaurants.

## DESCRIPTION

The property comprises self contained first floor offices with independent access fronting Sandycombe Road.

The offices comprise 4 inter-connected rooms, kitchen and male and female WC's.

The offices benefit from being fully carpeted, gas central heating and sliding sash windows with secondary glazing.

There is metered parking on Sandycombe Road with a restriction between 10 and 12 am.

## ACCOMMODATION

The property has the following approximate net internal floor area:-

91.3 sq. m (983 sq. ft) approx.

## TENURE

Available on lease for a term of up to 3 years with a mutual option to terminate the lease at anytime after 12 months on the serving of 1 months prior notice.

## RENT

The premises are available at a nominal rent subject to payment of business rates.

## BUSINESS RATES

2017 Rateable Value: £20,250

Approximate rates payable @ 46.9p equate to £9497.25 per annum.

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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