



KEW ROAD

RICHMOND-UPON-THAMES TW9 2NQ



63 Kew Road has undergone a comprehensive sustainable refurbishment to provide contemporary and energy efficient, high quality office accommodation.

6,300 sq ft remaining to let.

Re-imagined to cater for the modern, aspirational occupier



RICHMOND HILL

RICHMOND RIVERSIDE

GEORGE STREET

RICHMOND THEATRE

RICHMOND GREEN



RICHMOND



Less than
150m from
Richmond
Station

THE QUADRANT

TWICKENHAM ROAD A316





63 KEW ROAD



KEW ROAD

The S. WEST
A 316 (M3)
Staines
Twickenham





Clubroom

Join the club

All occupiers will have access to the tenant Clubroom, which offers an 8-person meeting room bookable for internal and external client meetings by tenants. In addition, there is a coffee bar and breakout seating leading onto a communal terrace.

The WiFi enabled space offers the perfect setting for larger team meetings, catch ups with colleagues or meetings with an external client.



Terrace



Clubroom





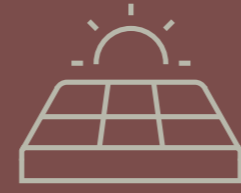
The detail



Energy usage reporting and monitoring



New ground floor Clubroom



PV solar roof panels, to reduce occupier energy costs



Bookable 8 person boardroom



2 x passenger lifts



DDA compliant



Concierge reception with informal meeting space



EPC Rating: B



New LED lighting with motion sensors



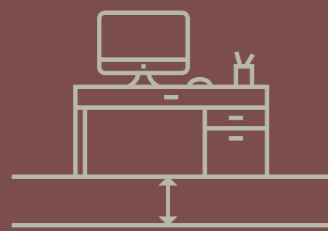
Outdoor terrace



Air conditioning with full air quality monitoring & smart zone control



Secure cycle storage with 44 spaces, exceeding BREEAM requirements



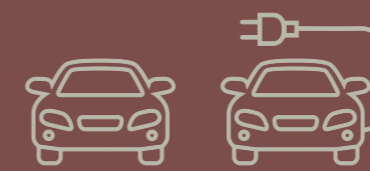
Raised floors



New showers and changing facilities, including lockers and Dyson hairdryers



Refurbished WCs



Allocated onsite parking available including EV charging bays



4D Intelligent monitoring environmental controls



WiredScore

Gold accreditation





Reception

Open plan
Cat A or
fully fitted

High quality
finishes

Clever interior
design

Space for
a forward
thinking
business



- ^ << ☕ CLUB ROOM
- >> ☂ TERRACE
- >> 🚿 SHOWERS
- >> 🅐 CAR PARK



Floor Plans

Option to take in Cat A or fully fitted

The available accommodation comprises the following approx IPMS 3 floor areas:

Floor	sq ft
Third Suite 1	Let to AMCS
Third Suite 2	Let to Grohe
Second	Let to BPCE Equipment Solutions
First	Let to BPCE Equipment Solutions
Ground - Cat A	6,303
Total	6,303
Reception & Clubroom	1,962

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> GROUND FLOOR

GROUND FLOOR SPACE PLAN



Floor Plans

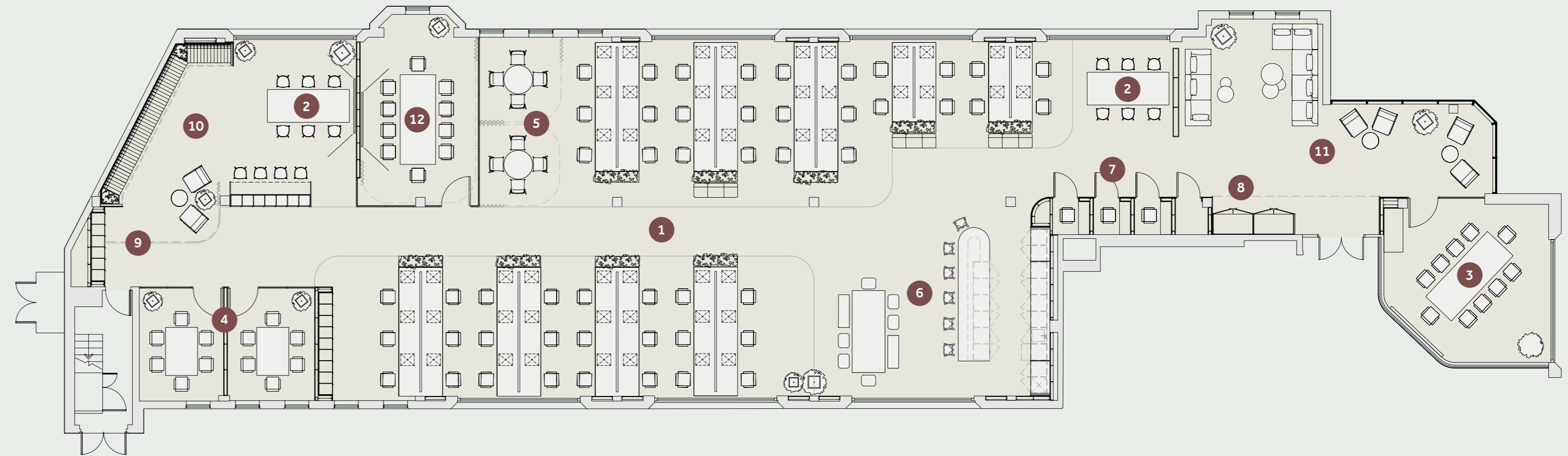
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Space Plan



- | | | |
|------------------------------------|--|---|
| 1 50 x fixed desks | 5 2 x 4 person meeting pods | 9 1 x Locker area |
| 2 12 x hot desks | 6 1 x kitchen and break out | 10 1 x library/ personal study area |
| 3 1 x 10 person board room | 7 3 x team/ Zoom private rooms area | 11 1x visitor meet and greet area |
| 4 2 x 6 person meeting room | 8 1 x comms room/ coat storage | 12 1 x training room/ 10 person meeting room |

GROUND FLOOR



GROUND FLOOR SPACE PLAN



Ground floor suite



Ground floor suite CGIs



Ground floor suite



Perfectly situated



Richmond is one of London's most desirable and affluent locations. It offers the modern business the perfect combination of connectivity, vibrant and varied retail and leisure, and over 5,000 acres of green space for boosting employee wellbeing.



Spoilt for choice



RESTAURANTS & CAFÉS

- 1 Rock & Rose
- 2 Four Regions
- 3 Cinnamon Bazar
- 4 Starbucks
- 5 Tortilla
- 6 Carmona
- 7 Costa
- 8 Greggs
- 9 Buenos Airies
- 10 Caffé Nero
- 11 Coffeology
- 12 Gail's Bakery
- 13 No1 Duke Street
- 14 Itsu
- 15 Leon
- 16 Joe The Juice
- 17 Sticks 'n' Sushi
- 18 The Ivy Café
- 19 Megan's
- 20 Cocotte
- 21 Ottolenghi (Coming soon)
- 22 Scotts
- 23 Brindisa
- 24 Bill's
- 25 Noci
- 26 Gaucho
- 27 Petersham Nurseries



PUBS & BARS

- 1 The Orange Tree
- 2 The Railway Tavern
- 3 Tap Tavern
- 4 The Cricketers
- 5 The Prince's Head
- 6 The White Swan
- 7 The White Cross
- 8 Be At One



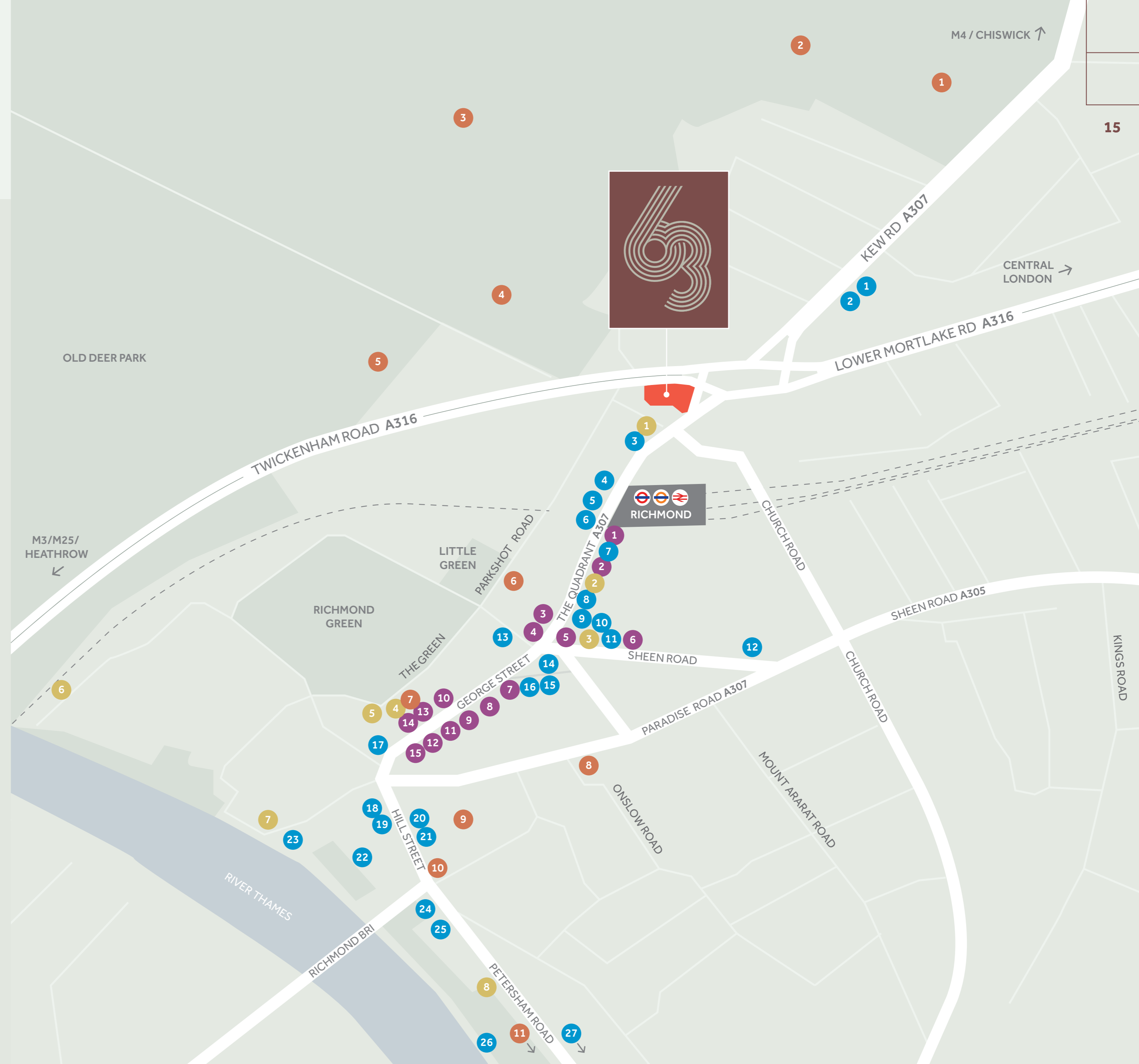
SHOPS

- 1 Amazon Fresh
- 2 Sainsbury's Local
- 3 Sweaty Betty
- 4 Aesop
- 5 Lulu Lemon
- 6 Waitrose
- 7 Tesco Express
- 8 Gant
- 9 H&M
- 10 Boots
- 11 WH Smith
- 12 M&S
- 13 Anthropologie
- 14 Reiss
- 15 Oliver Bonas



LEISURE

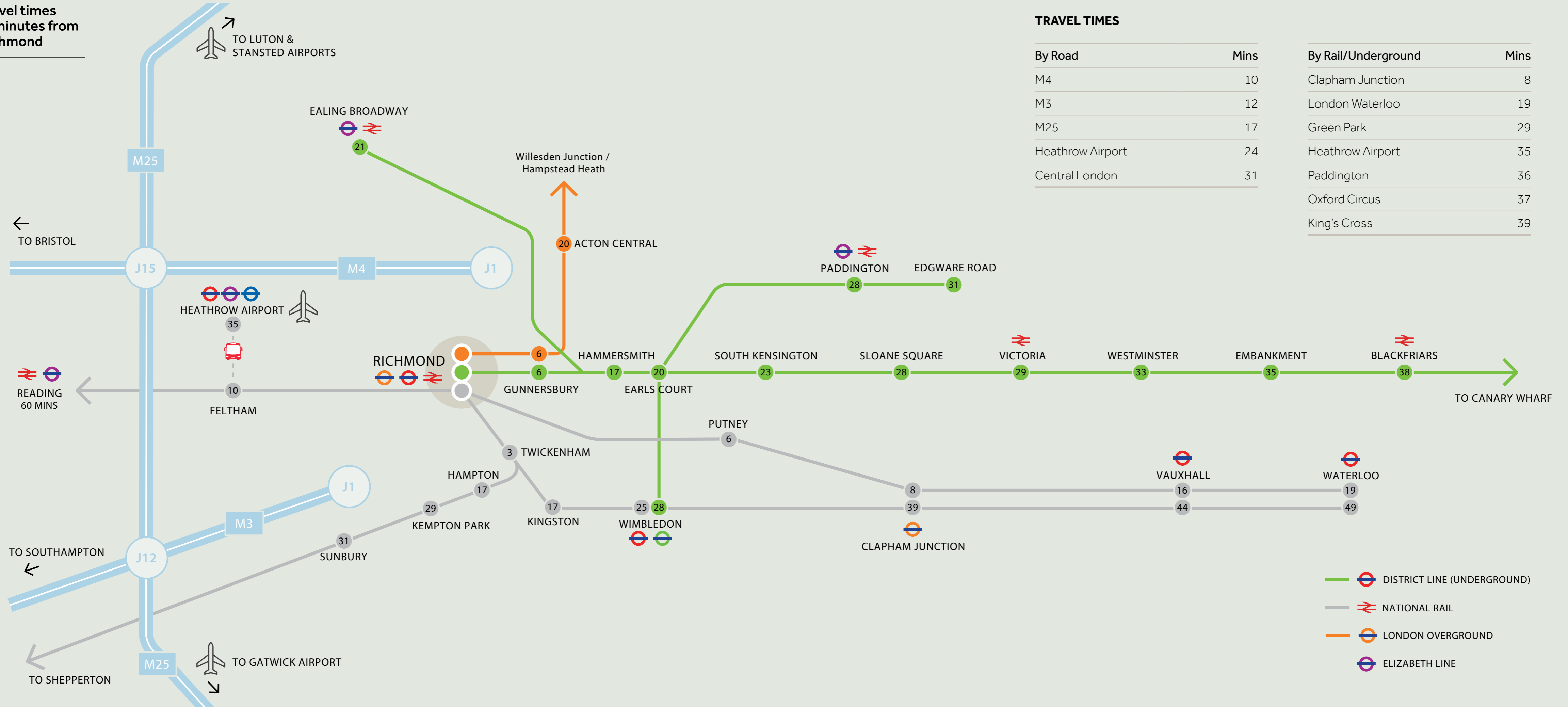
- 1 Richmond Tennis Club
- 2 Old Deer Park Sports Club
- 3 Royal Mid-Surrey Golf Club
- 4 Richmond Rugby Club
- 5 Pools on the Park
- 6 Richmond Theatre
- 7 Thirdspace
- 8 Travelodge
- 9 Richmond Hill Health Club
- 10 Odeon Cinema
- 11 Bingham Riverhouse



Travel with ease



Travel times in minutes from Richmond



TRAVEL TIMES

By Road	Mins	By Rail/Underground	Mins
M4	10	Clapham Junction	8
M3	12	London Waterloo	19
M25	17	Green Park	29
Heathrow Airport	24	Heathrow Airport	35
Central London	31	Paddington	36
		Oxford Circus	37
		King's Cross	39





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RICHMOND-UPON-THAMES TW9 2NQ

VIEWINGS

Strictly by appointment through the joint agents:



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