FOR SALE / TO LET – Ground Floor

Commercial Unit with Car Parking on a New Secure Gated Mews Development



VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

MARTIN CAMPBELL
AND COMPANY
020 8940 2266
6 Duke Street, Richmond, Surrey TW9 1HP

63D Sandycombe Road,

Kew, Richmond, TW9 2EP

1,514 sq. ft.
(140.71 sq. m.)

63D Sandycombe Road, Kew, Richmond, TW9 2EP

VOKINS Chartered Surveyors 020 8400 9000 www.vokins.co.uk

MARTIN CAMPBELL AND COMPANY 020 8940 2266 6 Duke Street, Richmond, Surrey TW9 1HP

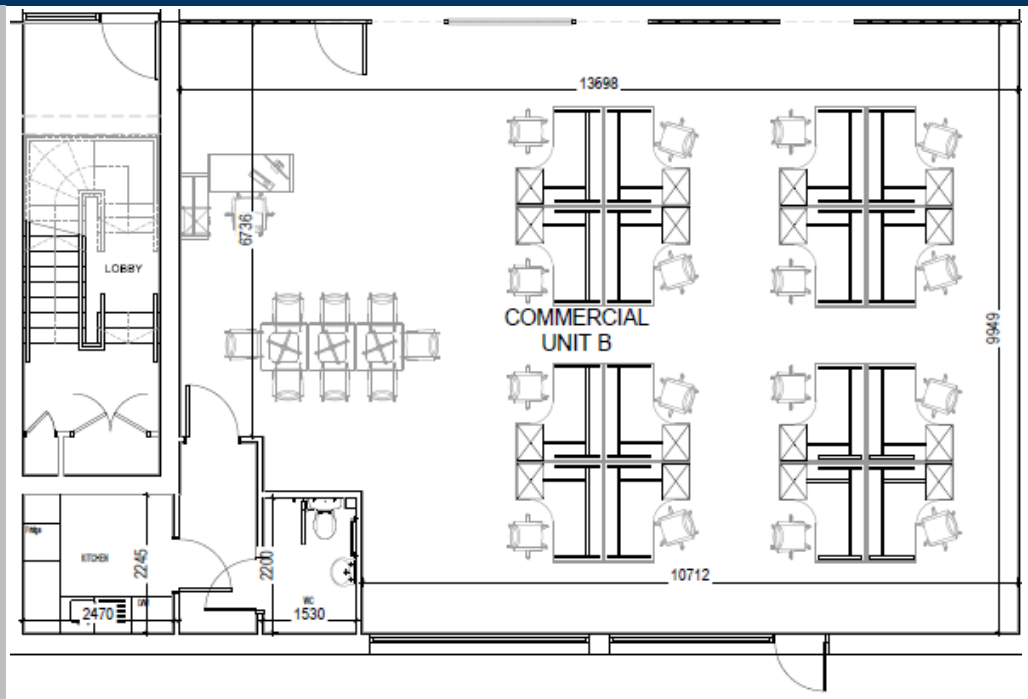
Location

Located on Sandycombe Road, (B353) the property offers easy access to the A316, which connects directly to the M3 and M25 motorway. The property is situated circa. 0.5 miles from both North Sheen Mainline Station and Kew Gardens Station providing district and overground services.

There are regular buses routes located close providing services into Richmond town centre and Kew Bridge. Richmond is just over a 20 minute walk from the property.

The nearby Kew Village provides a number of amenities and shopping facilities, including a Gail's Bakery, Tesco Express, Starbucks, Pizza Express and Kew bookshop. Sainsburys and Argos are located a 6 minute walk away in North Sheen.





Not to scale – for illustrative purposes only

	A205 – South Circular	0.7 miles
	A4 – Chiswick	2.5 miles
	M4 - Brentford	2.5 miles
	M3 – Junction 1	7.0 miles
	Kew Gardens (District & Overground)	0.5 miles
	Richmond (British Rail)	0.8 miles
	North Sheen(British Rail)	0.3 miles
	Kew Bridge (British Rail)	1.4 miles

63D Sandycombe Road, Kew, Richmond, TW9 2EP

The Property

63D is situated within a newly constructed secure gated mews complex. The property is situated on the ground floor and features an open plan layout, benefitting from good natural light. The interior has been fitted to a high standard with LED lighting, laminate wood effect flooring, 3 compartment underfloor trunking boxes, air conditioning units and a kitchen. The unit benefits from a highly advantageous A (15) EPC rating and has 1 allocated car parking space.

Accommodation

The property has been measured in accordance with the Net Internal Area (NIA) and provides the following:

Floor - Area	Sq. Ft.	Sq. M.
63D Sandycombe Road	1,514	140.71





Amenities

- New air-conditioning units
- Double glazing
- Well-appointed kitchen
- 1 allocated parking space
- 1 x WCs
- EPC A (15)
- 3 compartment underfloor trunking boxes
- LED lighting
- Gated development
- Good natural light

63D Sandycombe Road, Kew, Richmond, TW9 2EP

Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease at a peppercorn rent if demanded.

Guide Price: **£505,000 (£333.55 psf.)**

Rent

A new FRI lease for a term to be agreed.

£45,000 per annum.

Business Rates

The property has not been assessed for business rates.

All applicants must make their own enquiries through the London Borough of Richmond billing authority.

Service Charge / Maintenance Charge

A service charge will be payable in relation to the common maintenance to the estate. Further information available from the agents.

VAT

We have been advised the property is NOT elected for VAT.

EPC

Rating: A (17)



Parking

1 allocated car parking space

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agents Vokins and Martin Campbell.

Misrepresentation Act 1967
Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. August 2026

Anti Money Laundering Legislation
In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

John Vokins
j.vokins@vokins.co.uk
020 8400 8895

Richard Farndale
r.farndale@martincampbell.co.uk
020 8940 2266

David Keates
d.keates@martincampbell.co.uk
020 8940 2266