FOR SALE – 2 Ground Floor Commercial Units on a Secure Gated Mews Development



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

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

721 - 1,496 sq. ft.
(67 - 138.98 sq. m.)

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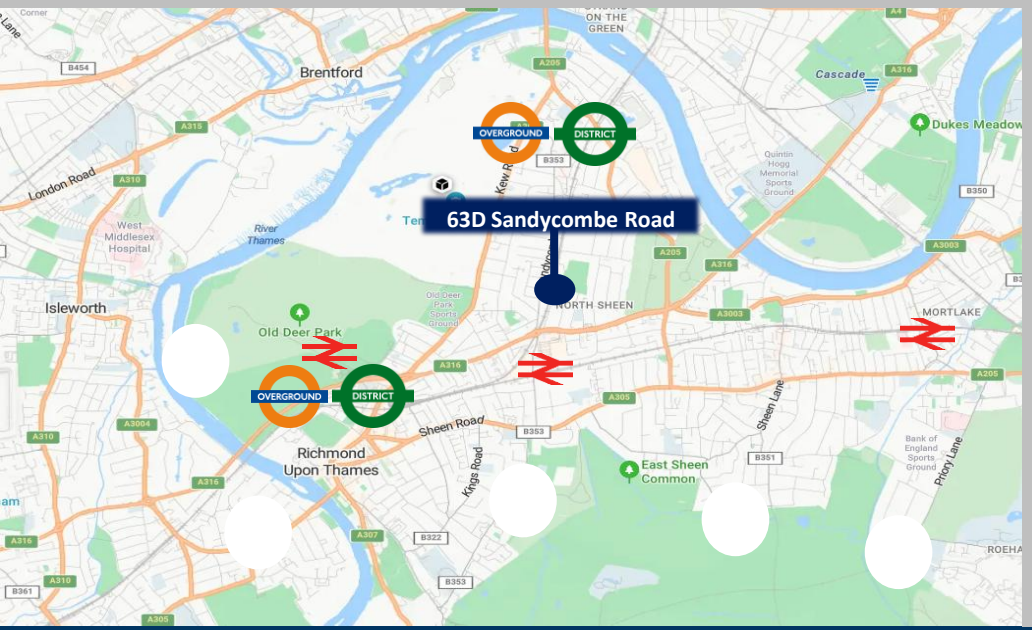
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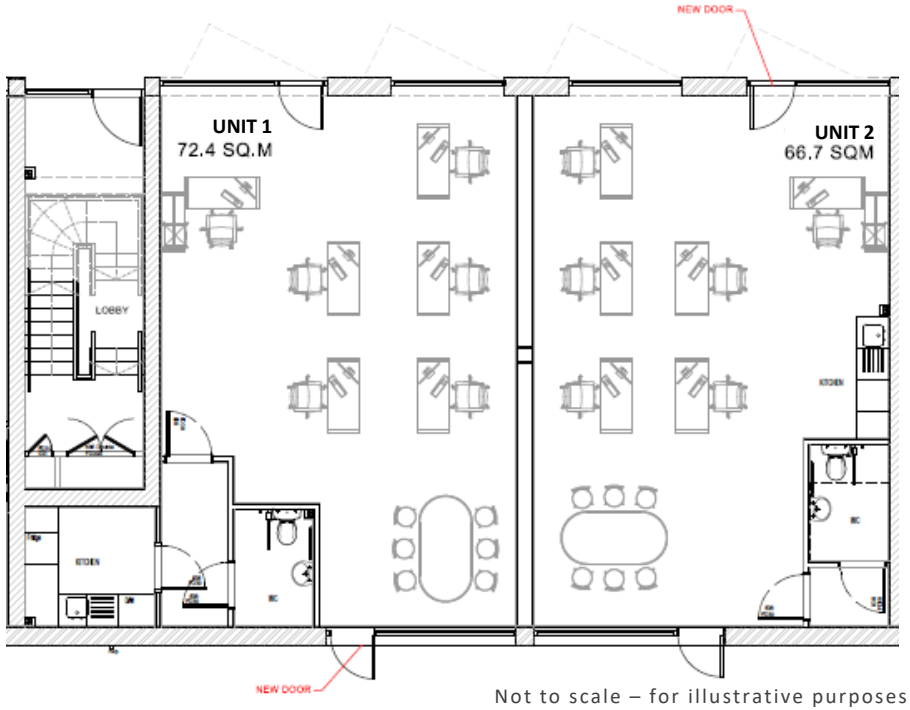
Location

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.
Unit 1	775	72
Unit 2	721	67





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.

Floor - Area	Guide Price
Unit 1	£360,000
Unit 2	£330,000

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 for either unit 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 (15)

Parking

There is 1 allocated car parking space, by way of separate negotiation with the agents.



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agent 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. June 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.

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