



KEW ROAD

RICHMOND-UPON-THAMES TW9 9QL



# Re-imagined to cater for the modern, aspirational occupier

63 Kew Road has undergone a comprehensive sustainable refurbishment to provide contemporary and energy efficient, high quality office accommodation available from 2,294-33,414 sq ft.



Suite 1, 3rd Floor - Cat A+

Cat A+ Suite - Suite 1, 3rd floor



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





CGI of the 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.



CGI of the Terrace



CGI of the Clubroom



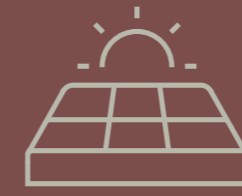
# The detail



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



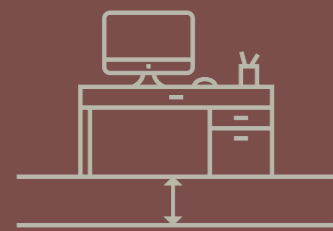
Outdoor terrace



Air conditioning with full air quality monitoring & smart zone control



Secure cycle storage with 44 spaces, exceeding BREEAM requirements



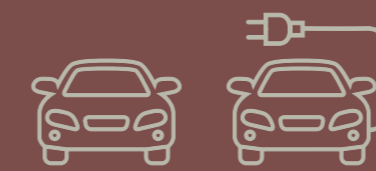
Raised floors



New showers and changing facilities, including lockers and Dyson hairdryers



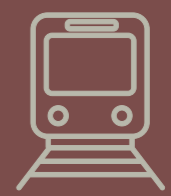
Refurbished WCs



Allocated onsite parking available including EV charging bays



4D Intelligent monitoring environmental controls



150m from Richmond Station





Suite 1, 3rd Floor - Cat A+

Open plan  
Cat A or  
fully fitted  
suites

High quality  
finishes

Clever interior  
design

Space for  
a forward  
thinking  
business







2nd floor - Cat A



# Floor Plans

## G

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

Floor	sq ft	sq m
Third - Suite 1 - Cat A+	5,276	490.2
Third - Suite 2 - Cat A+	2,704	251.2
Second - Suite 1 - Cat A	6,791	630.9
Second - Suite 2 - Cat A	2,294	213.1
First - Cat A	9,064	842.1
Ground - Cat A	7,285	676.8
<b>Total</b>	<b>33,414</b>	<b>3,204.3</b>
Reception & Clubroom	2,005	186.2

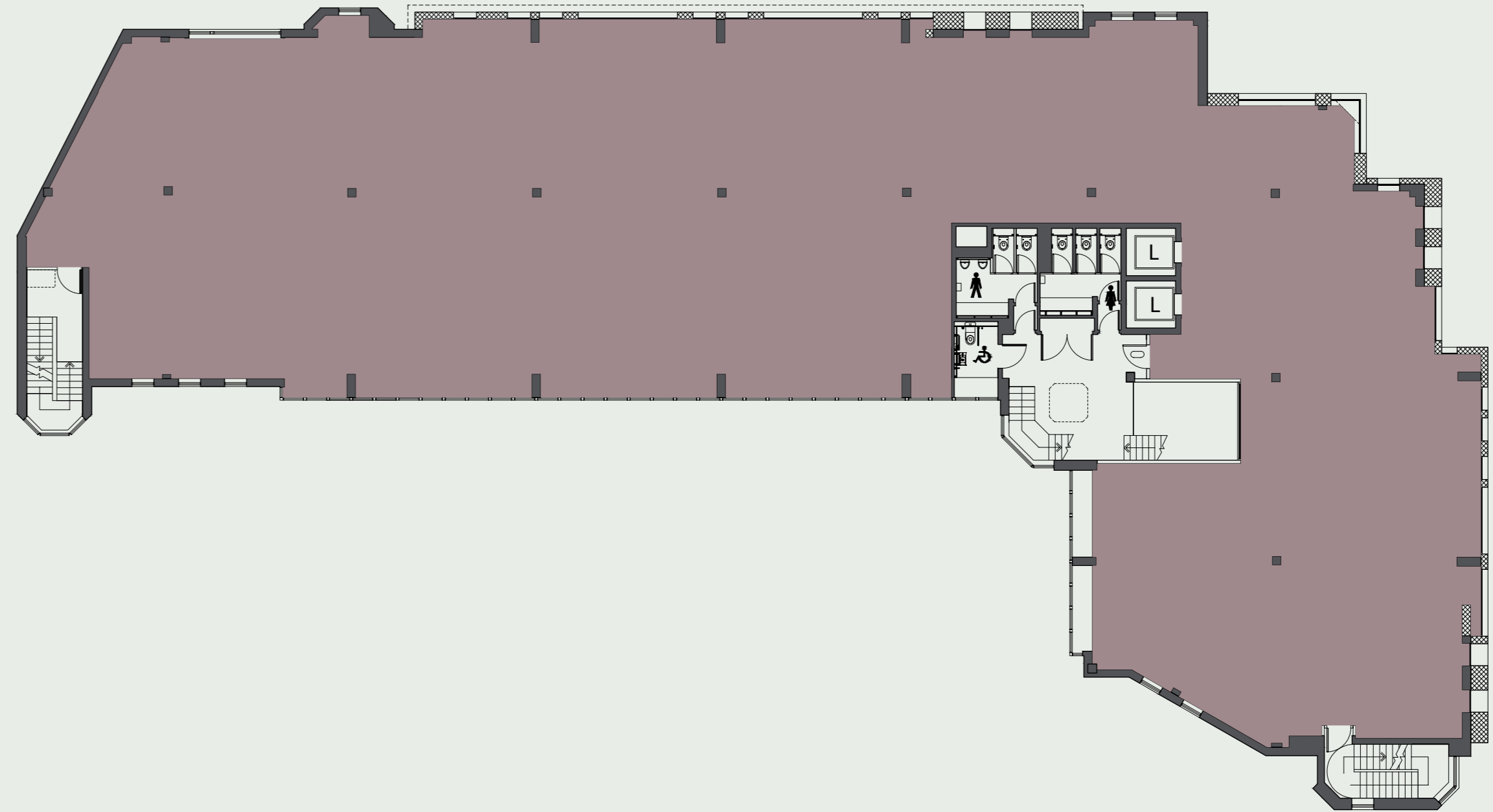


# Floor Plans

# 1

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

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# Floor Plans

## 2

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

Floor	sq ft	sq m
Third - Suite 1 - Cat A+	5,276	490.2
Third - Suite 2 - Cat A+	2,704	251.2
Second - Suite 1- Cat A	6,791	630.9
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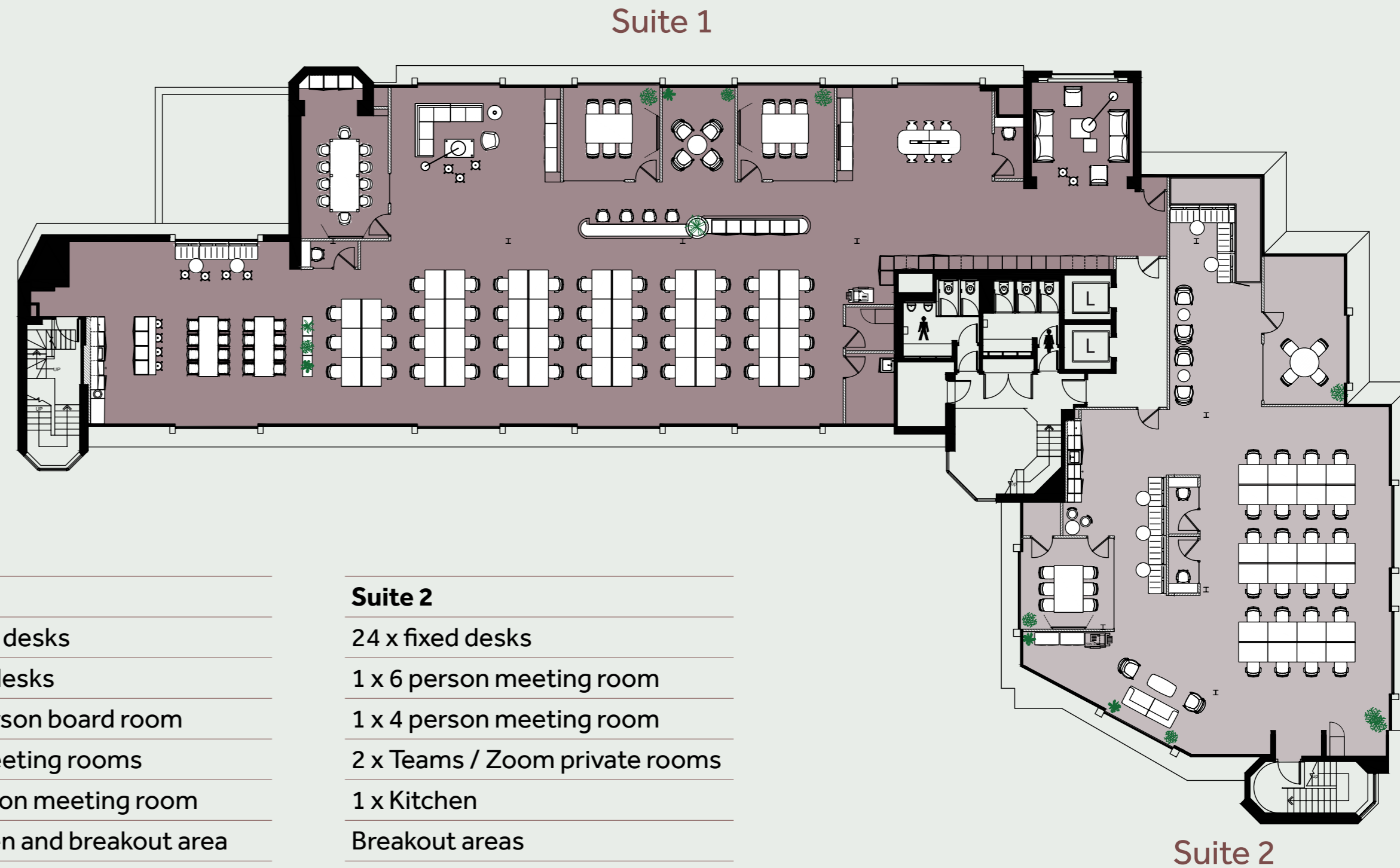


# Floor Plans

# 3

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

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<b>Total</b>	<b>33,414</b>	<b>3,204.3</b>
Reception & Clubroom	2,005	186.2



- Suite 1**
- 38 x fixed desks
  - 10 x hot desks
  - 1 x 10 person board room
  - 2 x 6 x meeting rooms
  - 1 x 4 person meeting room
  - 1 x Kitchen and breakout area
  - 2 x Teams / Zoom private rooms
  - 1 x Comms room
  - 1 x Printing room
  - 1 x Entrance waiting area

- Suite 2**
- 24 x fixed desks
  - 1 x 6 person meeting room
  - 1 x 4 person meeting room
  - 2 x Teams / Zoom private rooms
  - 1 x Kitchen
  - Breakout areas
  - 1 x Entrance waiting area



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THIRD FLOOR



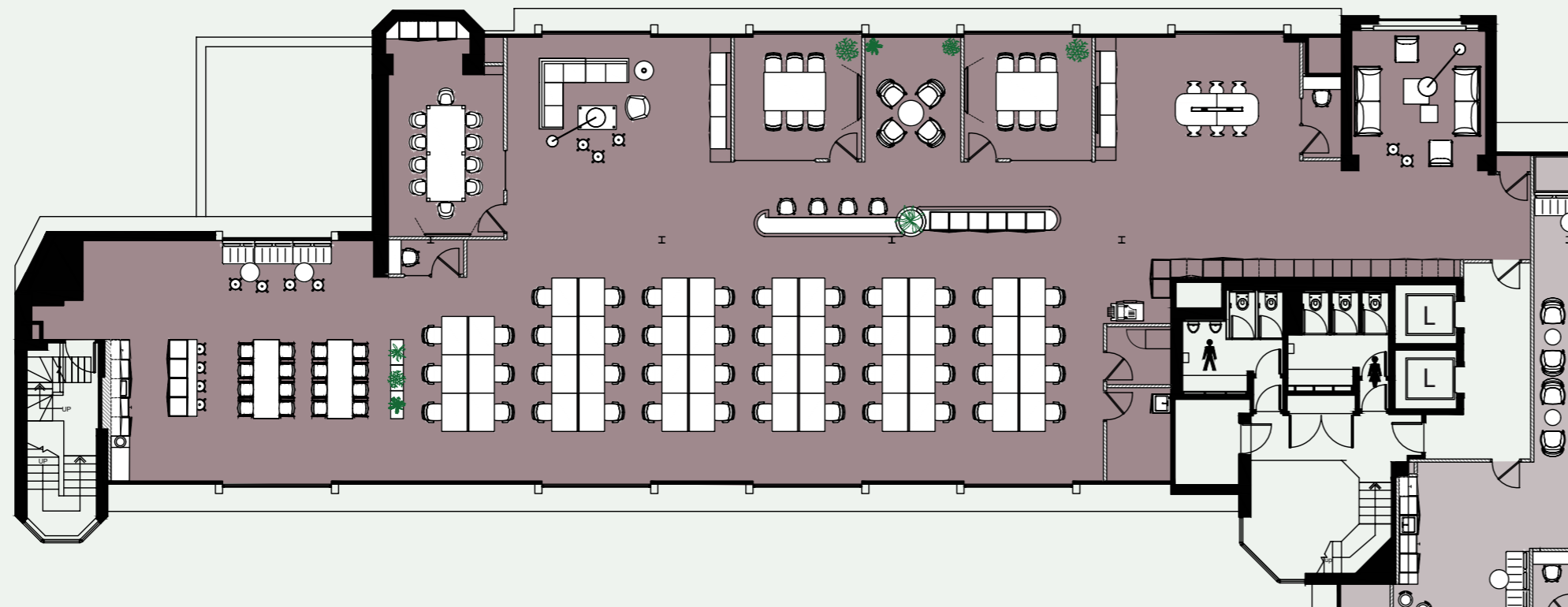
# Third floor

## Fully Fitted: Suite 1-5, 276 sq ft



### Suite 1

- 38 x Fixed desks
- 10 x Hot desks
- 1 x 10 person board room
- 2 x 6 x meeting rooms
- 1 x 4 person meeting room
- 1 x Kitchen and breakout area
- 2 x Teams / Zoom private rooms
- 1 x Comms room
- 1 x Printing room
- 1 x Entrance waiting area

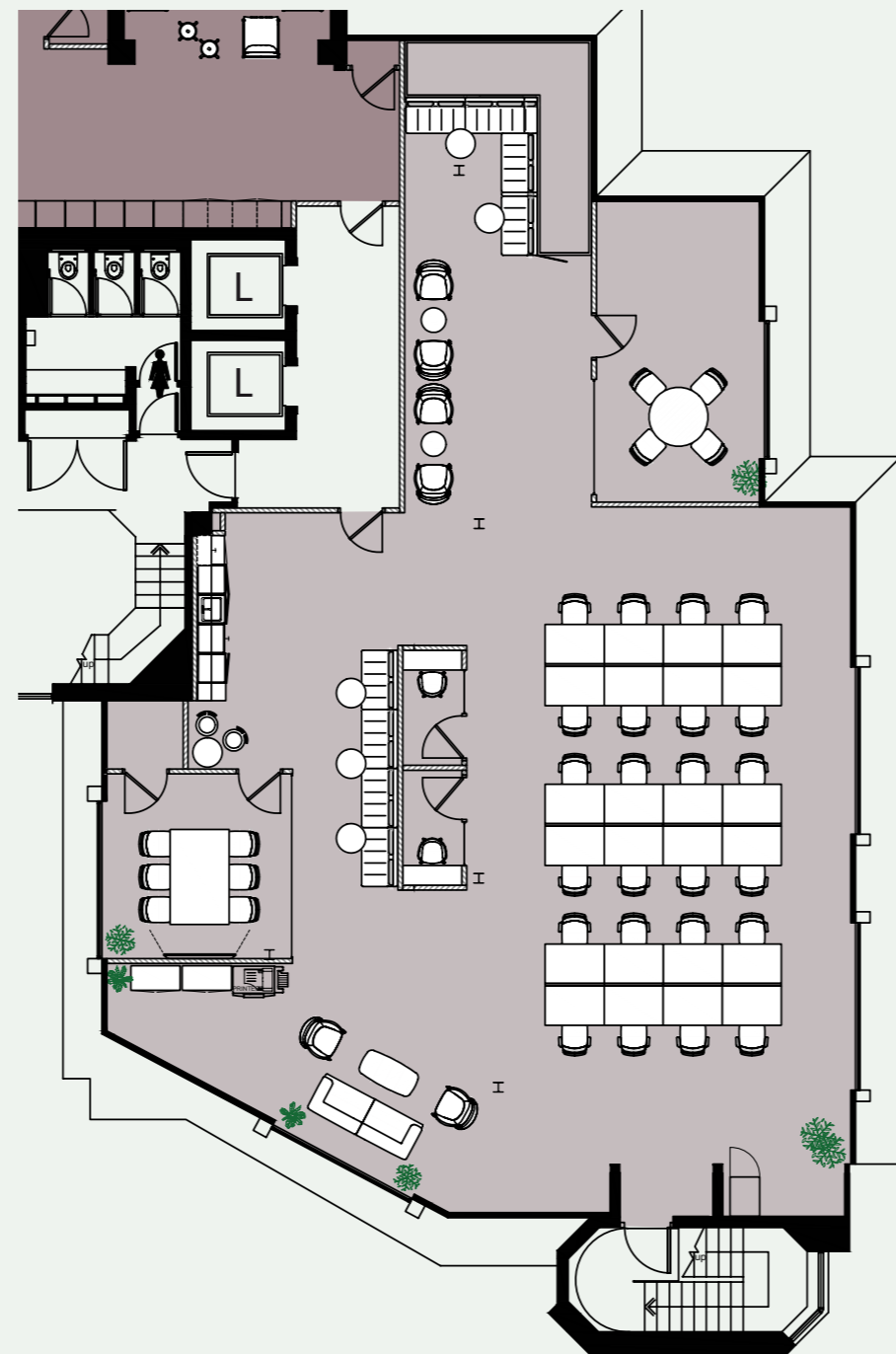


# Third floor

## Fully Fitted: Suite 2 - 2,704 sq ft



- Suite 2**
- 24 x fixed desks
- 1 x 6 person meeting room
- 1 x 4 person meeting room
- 2 x Teams / Zoom private rooms
- 1 x Kitchen
- Breakout areas
- 1 x Entrance waiting area





# 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



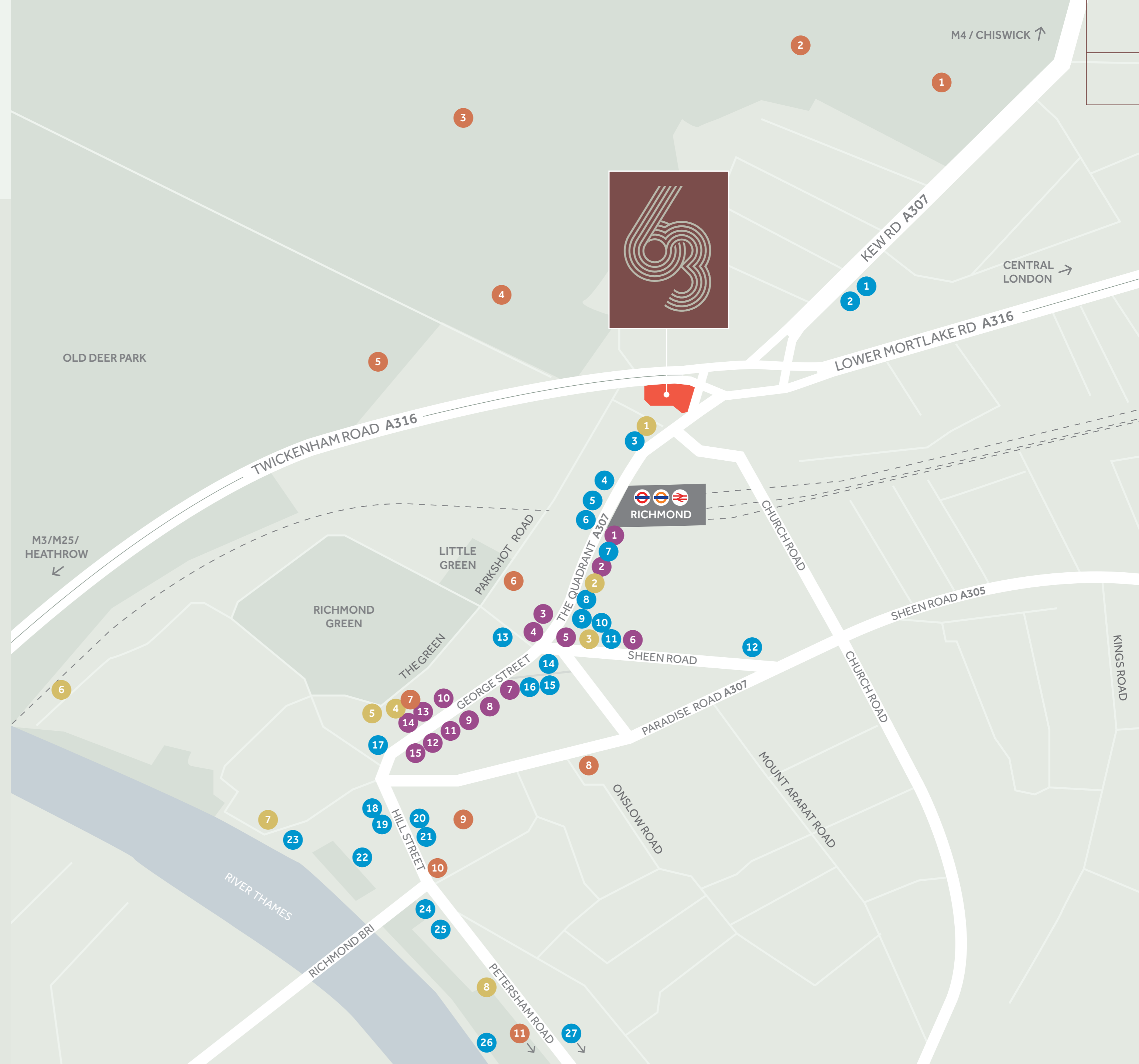
## SHOPS

- 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

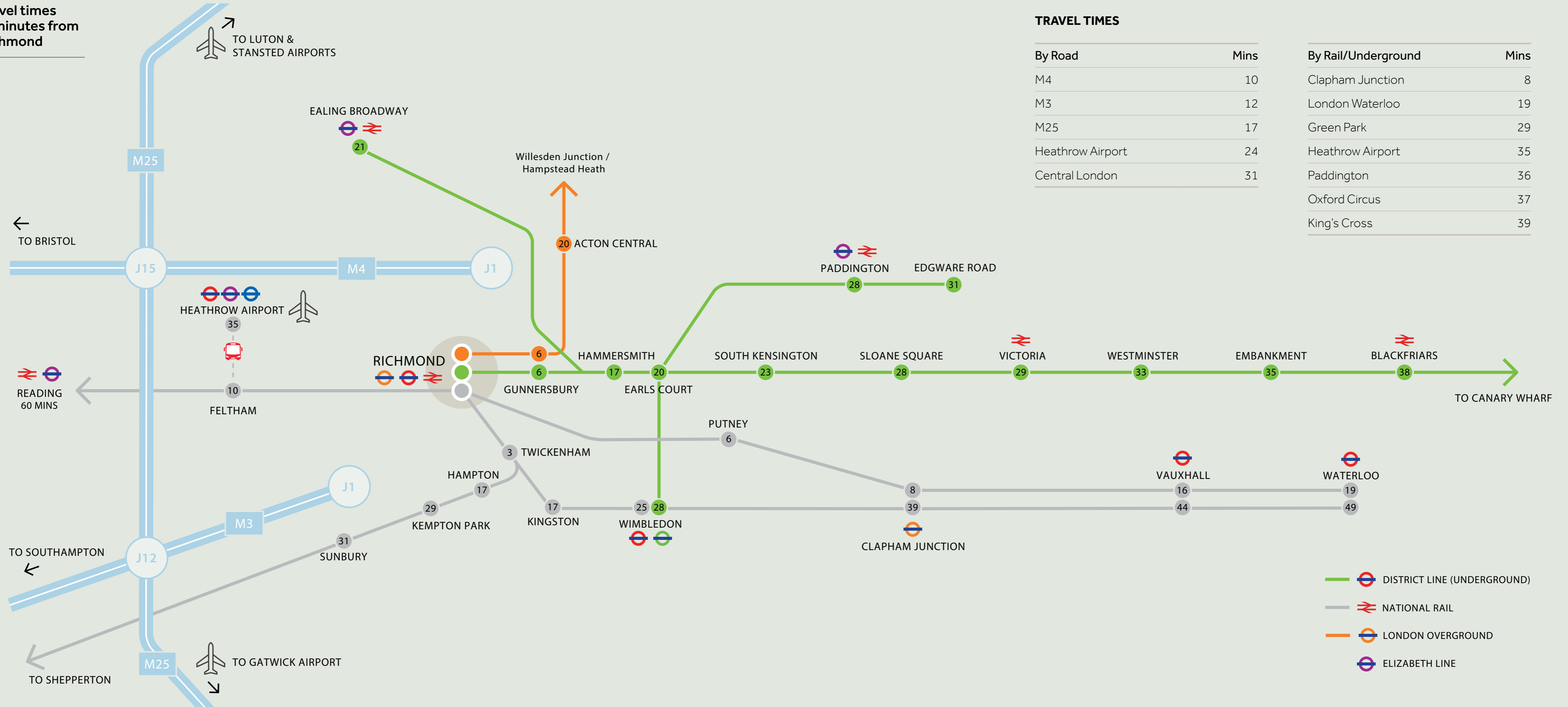
- 1 Richmond Tennis Club
- 2 Old Deer Park Sports Club
- 3 Royal Mid-Surrey Golf Club
- 4 Richmond Rugby Club
- 5 Pools on the Park
- 6 Richmond Theatre
- 7 Thirdspace
- 8 Travelodge
- 9 Richmond Hill Health Club
- 10 Odeon Cinema
- 11 Bingham Riverhouse



# 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

- DISTRICT LINE (UNDERGROUND)
- NATIONAL RAIL
- LONDON OVERGROUND
- ELIZABETH LINE





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RICHMOND-UPON-THAMES TW9 9QL

## VIEWINGS

Strictly by appointment through the joint agents:



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