

**1 SUN ALLEY, KEW TW9 2PP**  
**FIRST FLOOR OFFICE / STUDIO UNIT**  
**TO LET**  
**898 SQ FT (83.4 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**1 SUN ALLEY, KEW TW9 2PP**

## LOCATION:

The unit is well located, within walking distance of Richmond Station (National Rail, District Line and Overground), offering direct connections into central London. Richmond town centre, with its extensive retail, leisure and restaurant amenities, is also close by.

## DESCRIPTION:

A self-contained first floor office/studio unit, situated to the rear of 37 Kew Road and accessed via Sun Alley. The property provides open-plan accommodation with ancillary kitchen and WC facilities, benefitting from rooflights and a small external terrace.





**SIZE: 898 Sq Ft (83 Sq M)**



**RENT: On Application**



**COSTS:**

BUSINESS RATES: TBC

SERVICE CHARGE: TBC

VAT: The property vat registered.

LEGAL COSTS: Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

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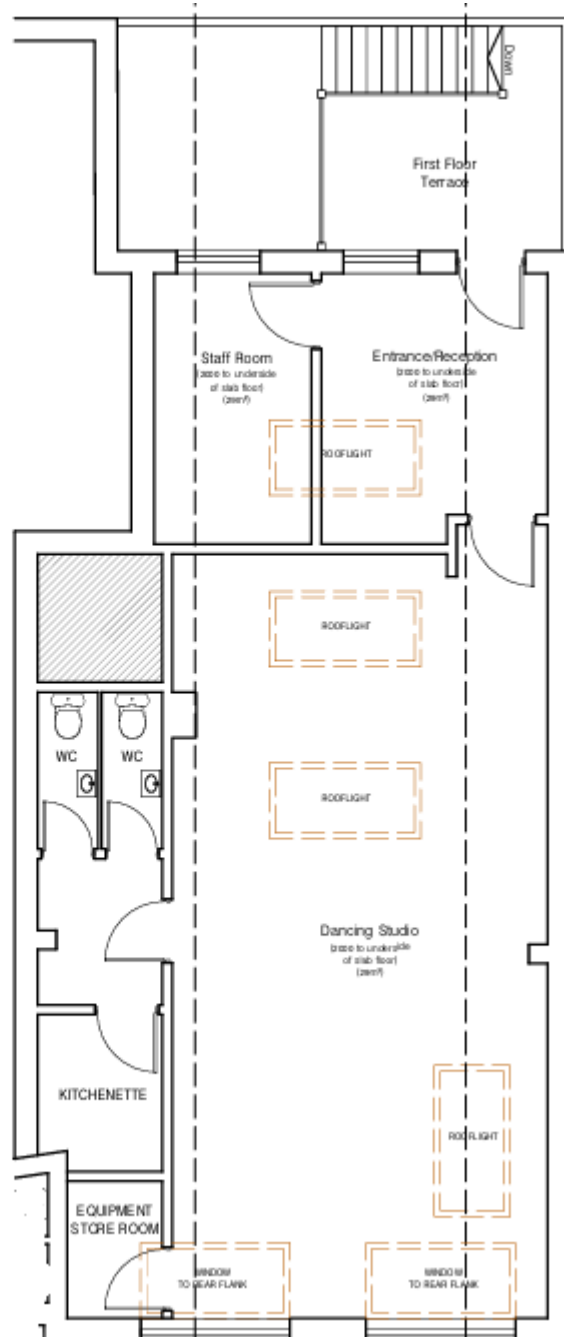


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