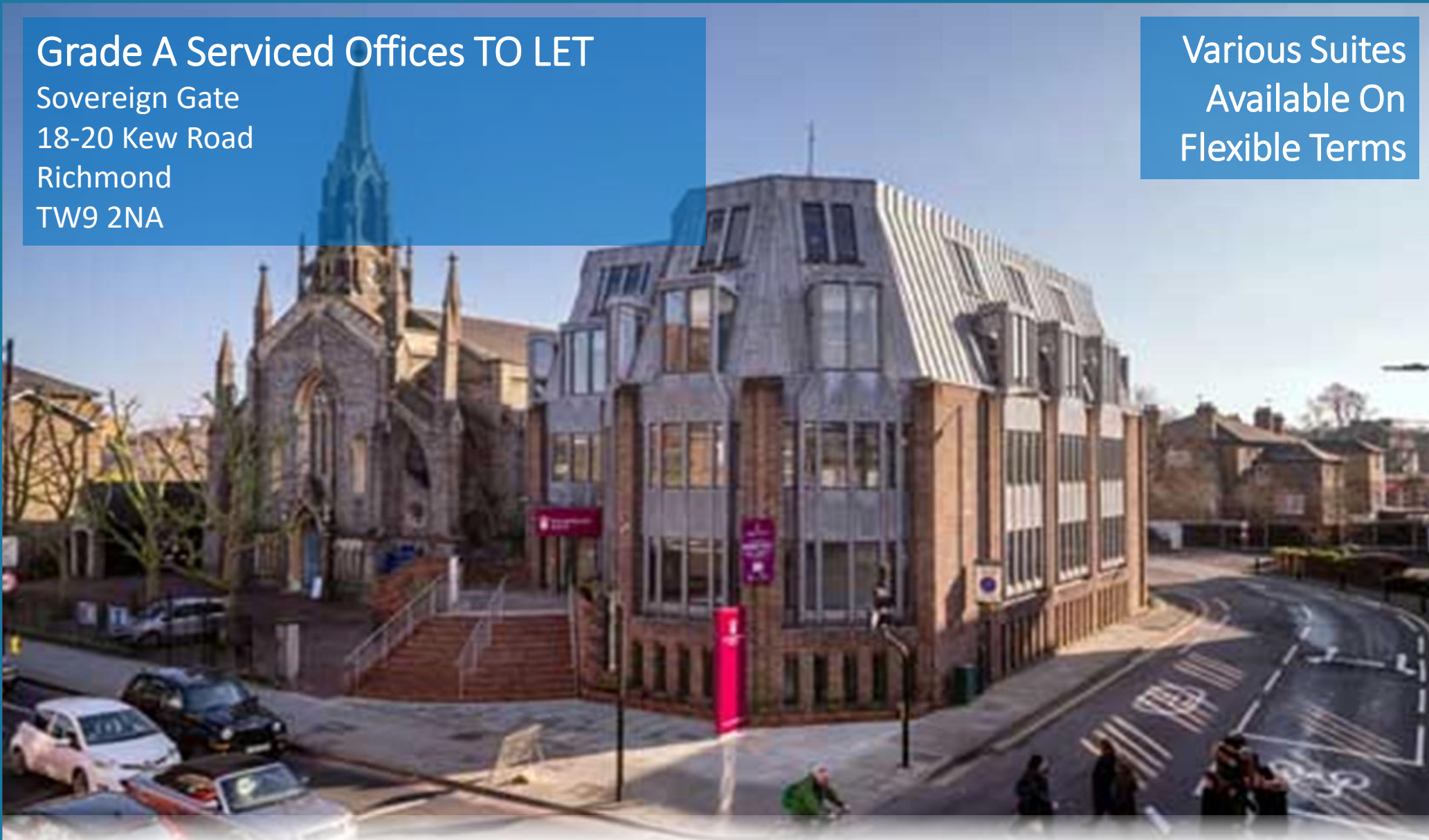


Grade A Serviced Offices TO LET

Sovereign Gate
18-20 Kew Road
Richmond
TW9 2NA

Various Suites
Available On
Flexible Terms



andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE





VIEWING

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 3800**
Email: commercial@as-r.co.uk

LOCATION

Sovereign Gate is a prominent 5-storey office building in the heart of Richmond town centre. The building has undergone a full Grade A refurbishment, designed with the occupier at its core. The building is centrally located less than 2 minutes' walk from Richmond town centre, on the corner of Kew Road and Church Road and moments from the wide range of shops and cafes that Richmond is famous for.

DESCRIPTION

New exposed services with suspended LED lighting gives the offices a contemporary, urban feel. Fully accessible raised floors allow for easy connectivity. The external approach and entrance have been completely remodelled leading to an upgraded reception area, delivering an impressive arrival experience for clients and staff alike.

The lower ground floor benefits from good natural lighting throughout and an additional entrance via steps to street level.

TENURE

Flexible licences available on a monthly basis.

LICENCE FEE

See attached schedule for licence fees/availability.

AMENITIES

- Private office space to accommodate from 2-100 + people + self-contained floors of circa 5,300 sq. ft.
- Break-out space
- Meeting rooms
- Creative pods/phone booths
- Showers and bike racks
- AC and fresh airflow
- 24/7 access
- DDA compliant
- EPC rating A
- Lift access

RATES

Business rates are included from the licence fee.

PLANNING

B1 offices.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

VAT is charged in addition to the licence fees.

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Kew Road
Richmond TW9 2NA

Licence Fee: See attached schedule

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

AVAILABILITY SCHEDULE AS AT MARCH 2026

Suite	Floor	No. of Work Stations	Approx Sq. Ft.	List Price PCM	Available	Notes
Fixed Desk	Co-working	1-10	-	£350	Now	
Daffodil	LG	6	360	£405	Apr-26	
Dahlia LG.04	LG	8	360	£405	Now	PROMOTIONAL RATE FOR LG SUITES £405 PCM
Bamboo LG06	LG	5	225	£405	01/05/2026	
Cactus	LG	6	300	£405	01/05/2026	
Cassandra	GF12	13		£450	June 2026	
Mirabilis 1.03	1	9	405	£450	Now	
Foxglove 1.08	1	3	150	£450	Now	

Grade A Serviced Offices To Let

Licence Fee: See schedule above

Sovereign House
Kew Road
Richmond, TW9 2NA



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AVAILABILITY SCHEDULE AS AT MARCH 2026

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price pcm	Available	Notes
Calendula 1.01	1	12	540	£450	Now	
Jasmine	1	6	-	£450	Now	
Hibiscus	1	10	450	£450	Now	
Holly	2	4	540	£450	Now	
Sage 2.06	2	17	765	£450	Now	
Hydrangea	2	6	450	£450	Now	
Dandelion	2	9	540	£450	Now	

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Sovereign House
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AVAILABILITY SCHEDULE AS AT MARCH 2026

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price pcm	Available	Notes
Yew	2	8	540	£450	Now	
Waterlily	2	16	540	£450	Now	
Blossom	3	4	540	£450	Now	
Lupin	3	4	200	£450	Now	
Chamomile 3.08	3	6	270	£450	Now	

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March 2026