



Kew Studios

159

MORTLAKE

ROAD

www.kewstudios.uk

A
beautifully crafted
workspace in
the heart of
Kew, blending
character, comfort
and *creativity*.

Sitting in the heart of Kew, Kew Studios is a newly refurbished modern workspace steeped in history. A former manor house, its light-drenched rooms, original bespoke features and industrial aesthetic gives businesses the opportunity to work from a stylish building rich in character.

Kew Studios has been respectfully renovated. Sustainably modernised with as much of the original building lovingly preserved. The environmentally conscious Kew Studios has a living green roof and solar panels, covered cycle storage and electric vehicle charging. All set within a leafy landscape with a number of outdoor courtyards and seating areas for al fresco lunch and coffee breaks.



The EAST block.

The WEST block.

*A contemporary workspace
infused with period charm.*

The
WEST
block.

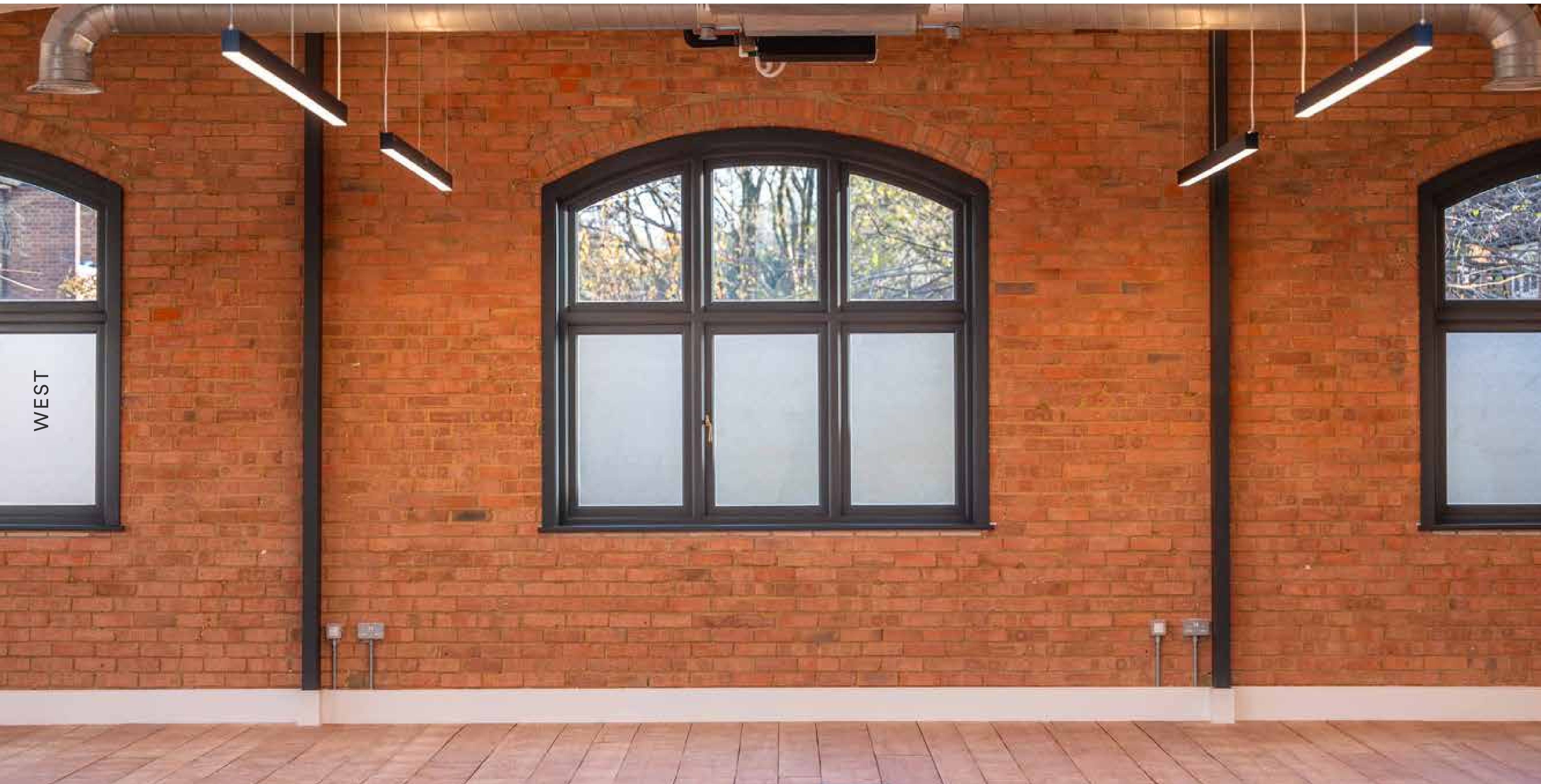
The West Block's generous proportions and period features have been enhanced to provide a characterful working environment.



WEST

WEST





WEST





WEST





WEST



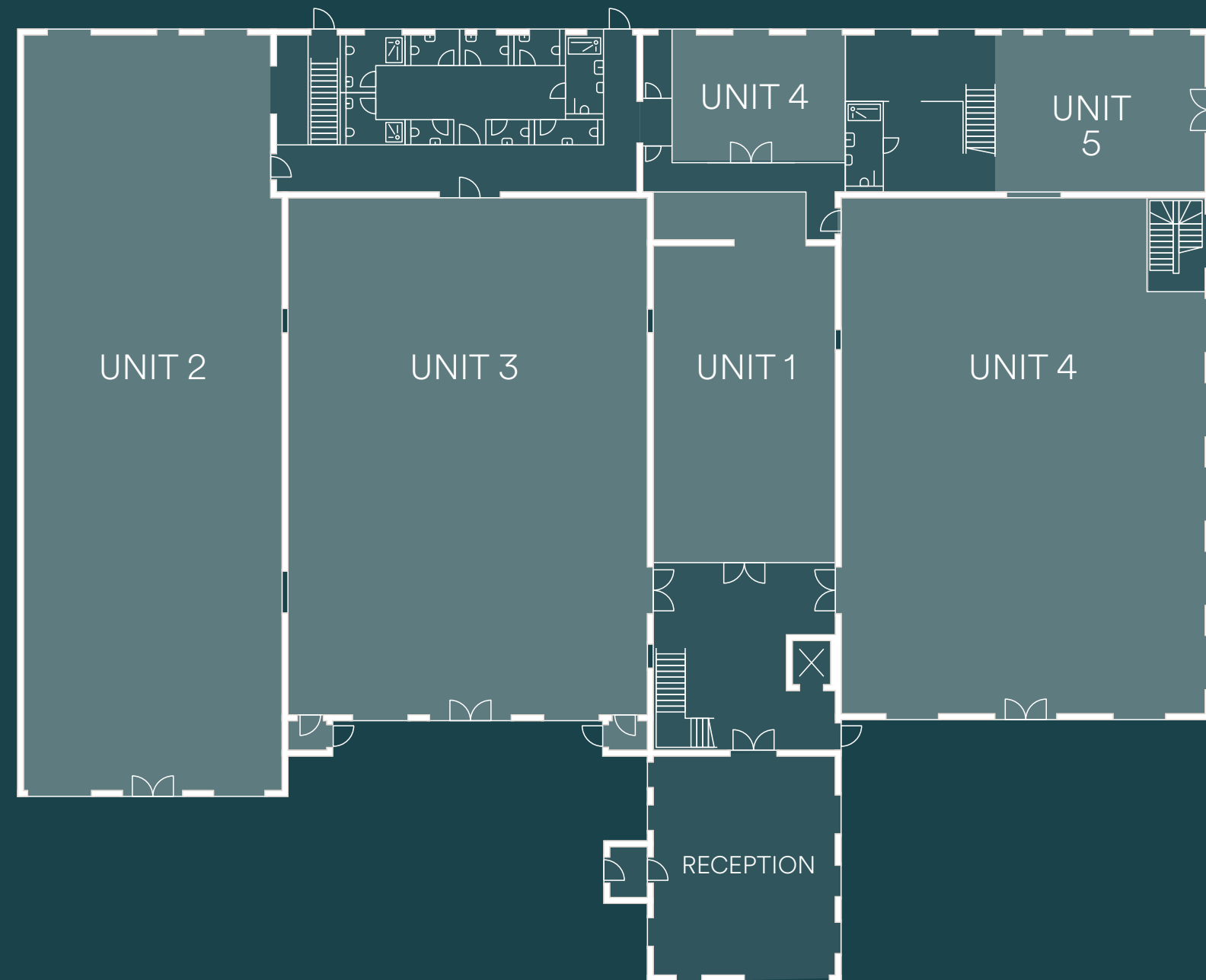
WEST



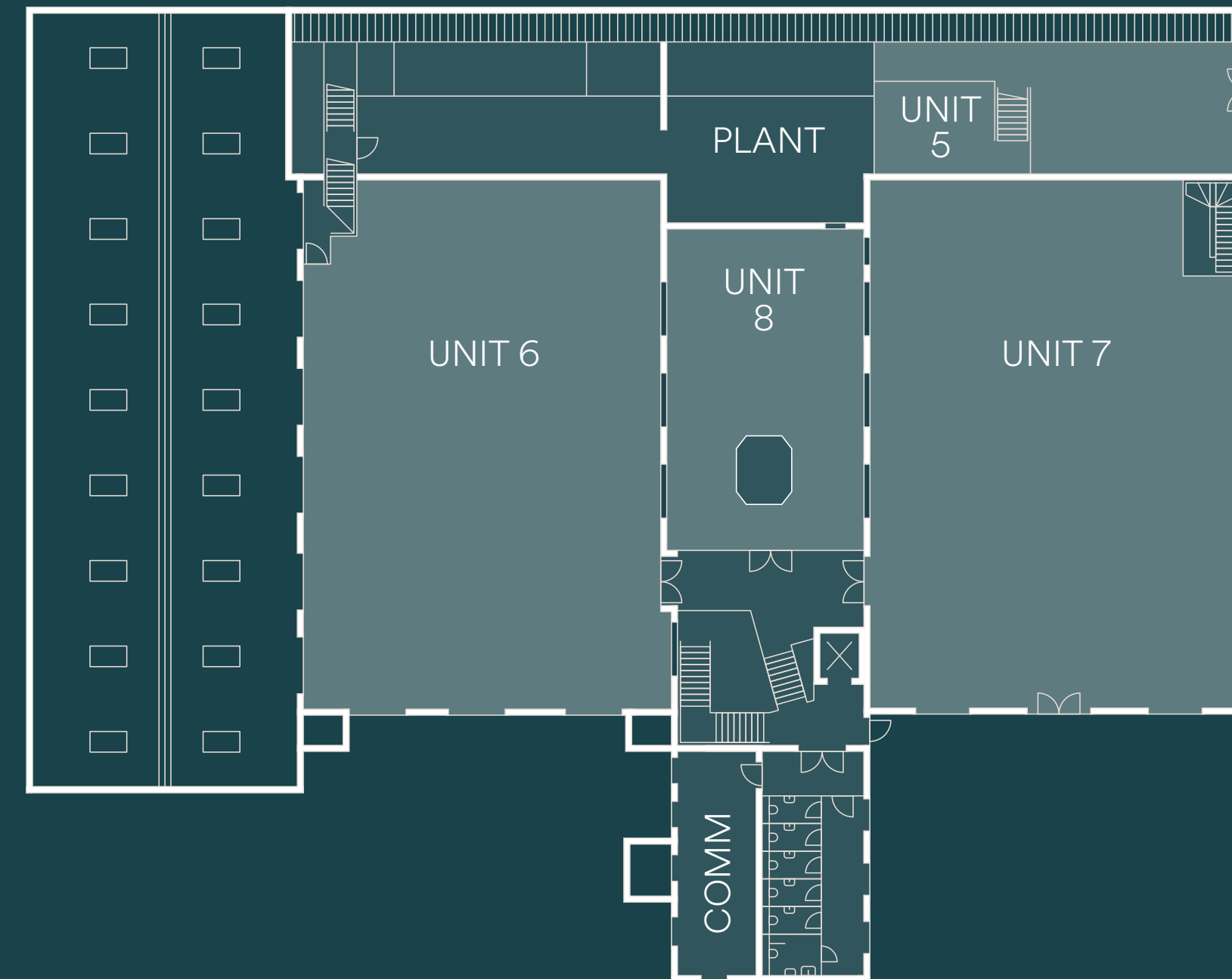


West block *floor plans.*

Ground Floor



First Floor



UNIT	SIZE (SQ FT)
1	1,339*
2	4,007
3	3,850
4	4,279
5	1,243
6	3,602
7	3,736
8	1,212*
Total	23,268

*Units 1 & 8 to be let as a single unit of 2,551 sq ft

Flexible spaces that offer the perfect
workplace for every business to
create, collaborate and *grow*.

The East Block has been meticulously reconstructed and modernised to offer contemporary workspace suitable for a variety of uses.

The
EAST
block.



EAST



EAST

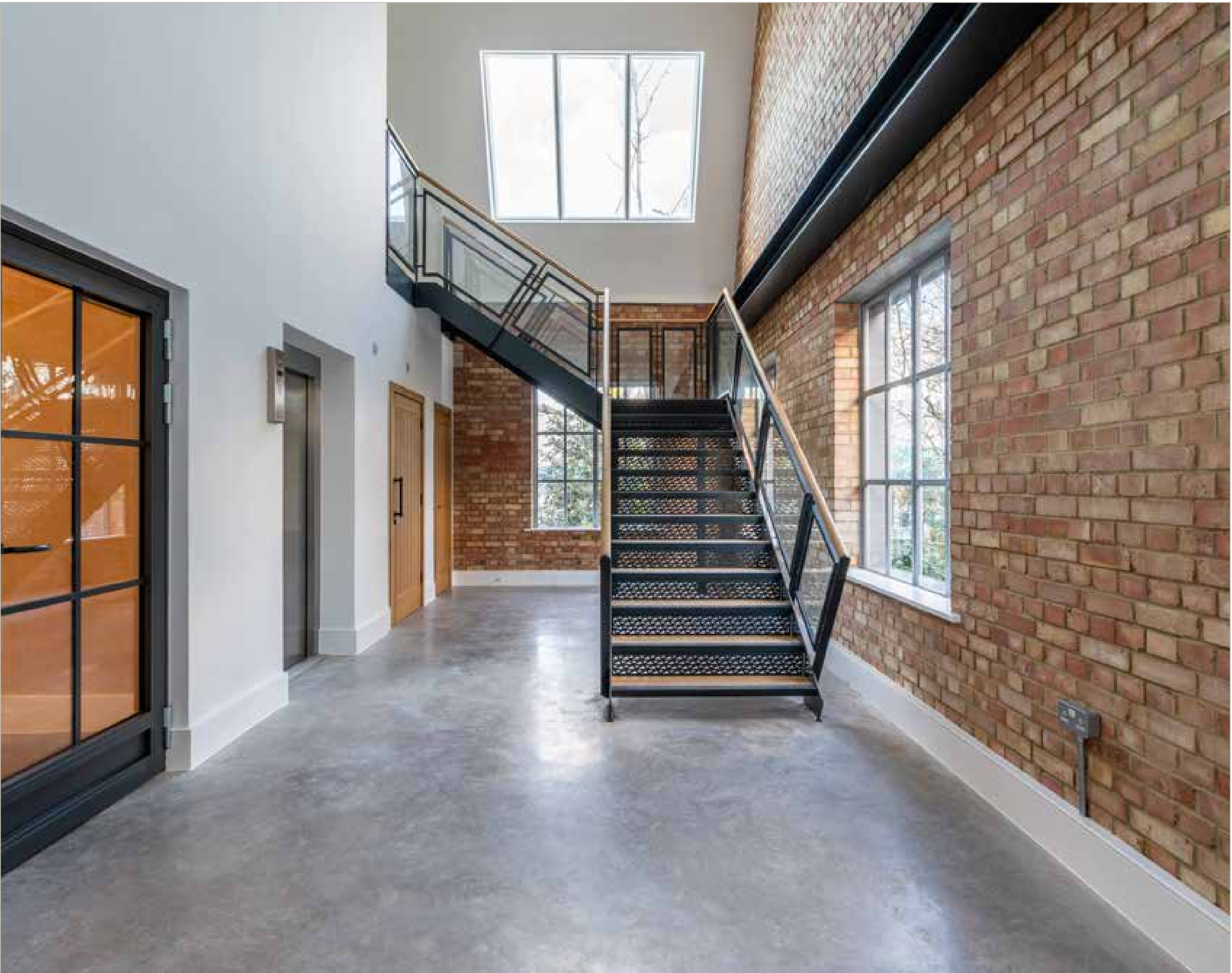


EAST





EAST





EAST

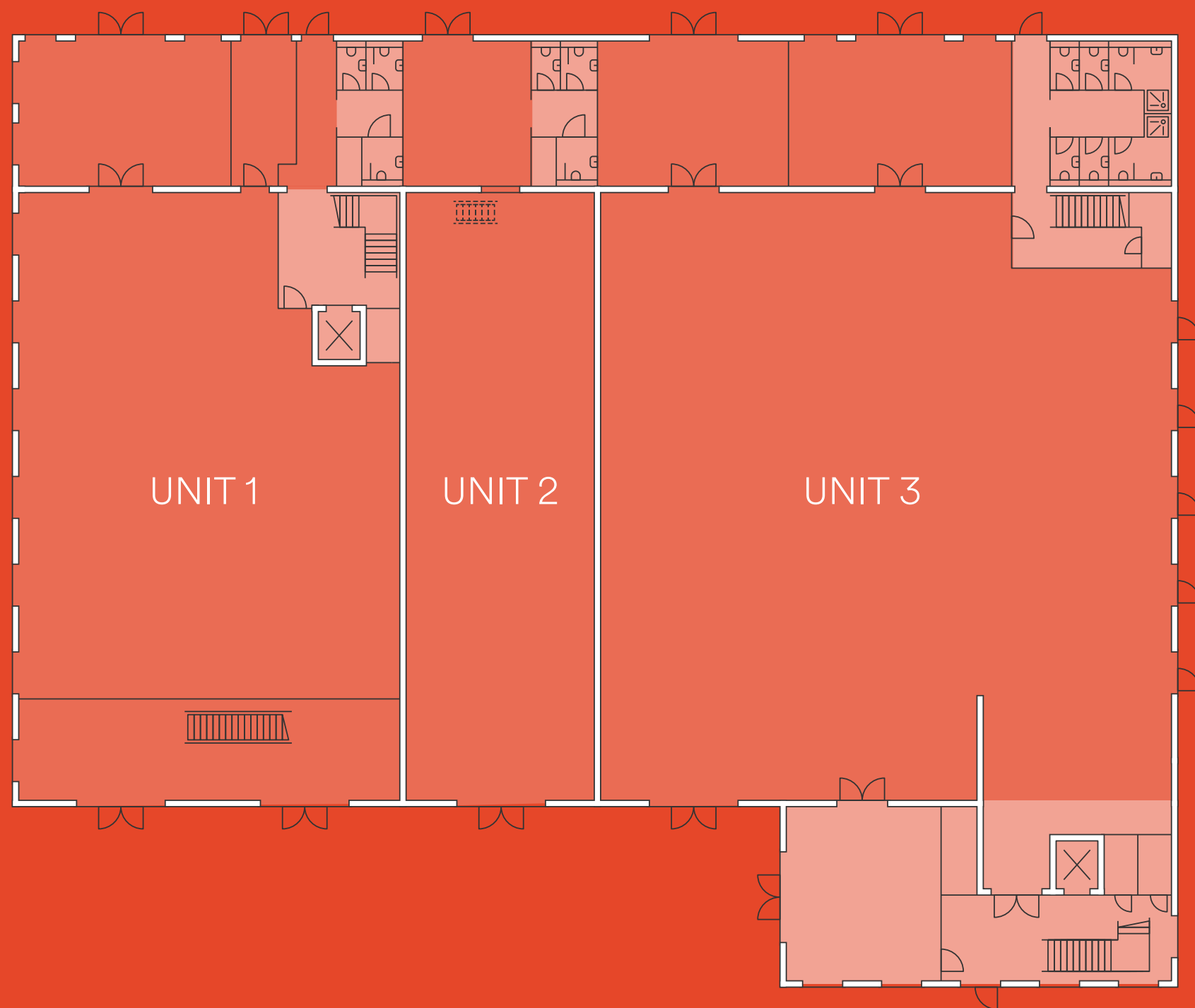




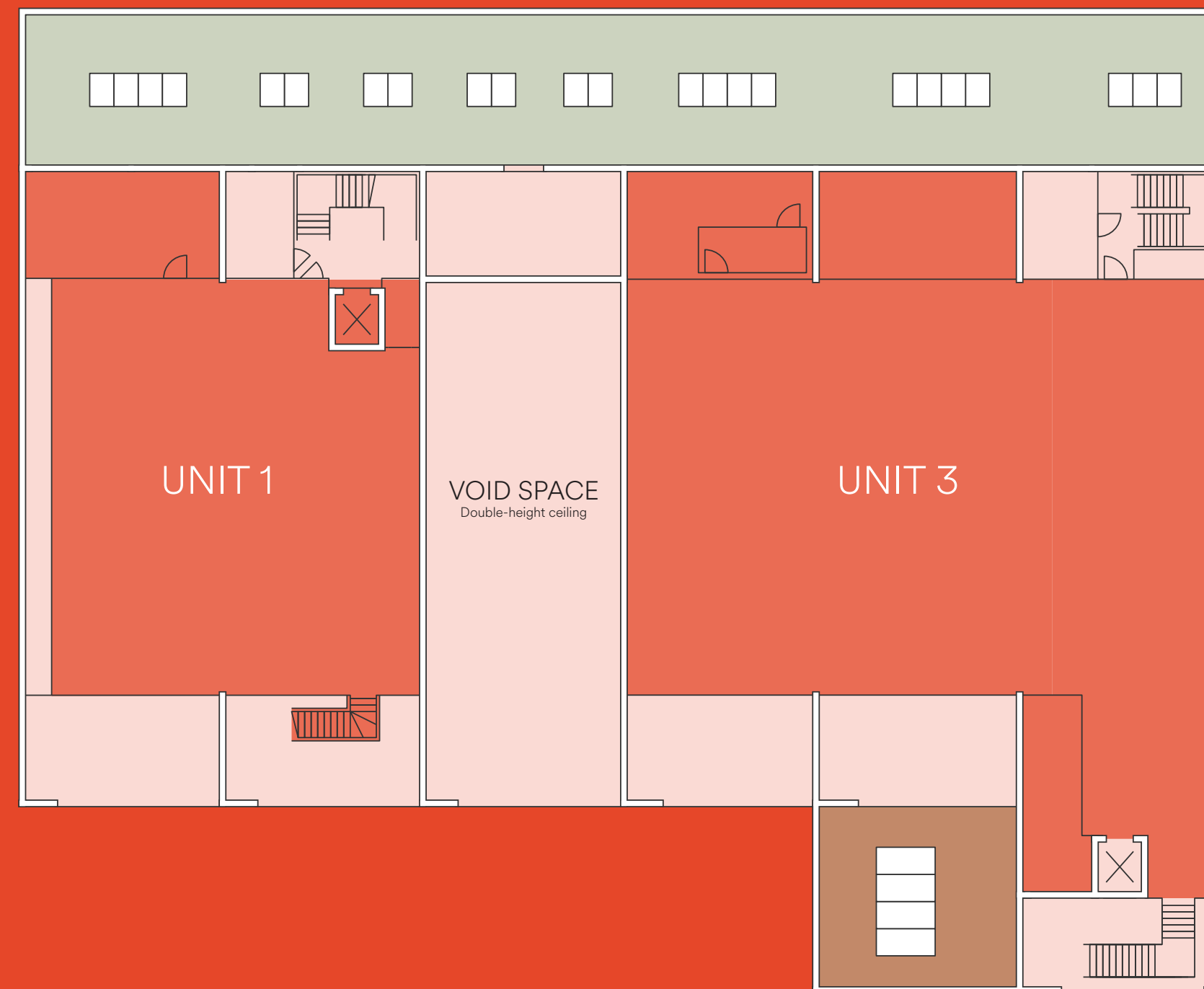
EAST

East block *floor plans.*

Ground Floor



First Floor



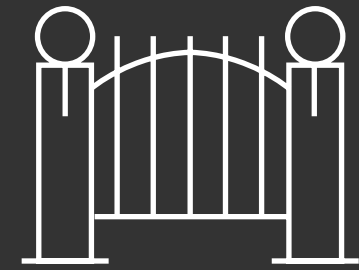
UNIT	SIZE (SQ FT)
1	6,894
2	2,297*
3	11,840
Total	21,031

*Unit 2 has double height ceiling with enhanced height of 5.7m

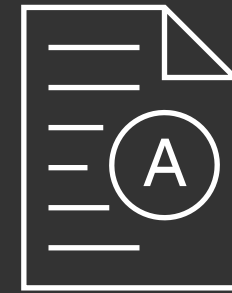
Building *specifications.*



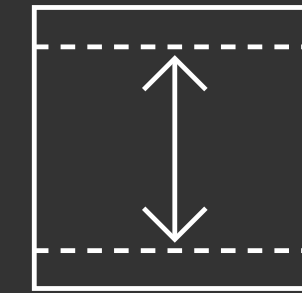
Comprehensive redevelopment



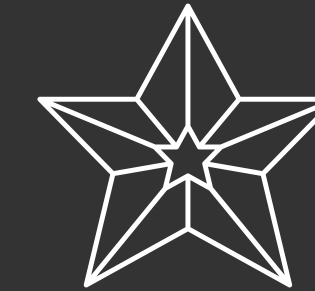
Secure, gated development



EPC rating: A



Excellent floor to ceiling heights



BREEAM rating: Very good



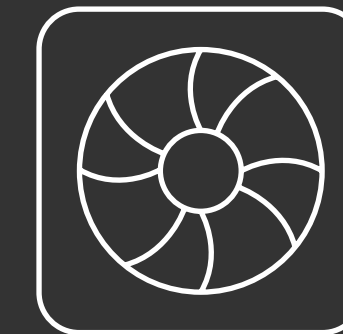
Occupational density
1:10 sq m



Pre-installed broadband



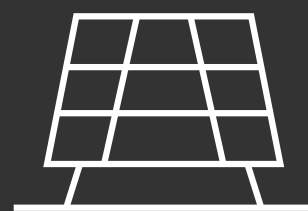
New end-of-trip facilities



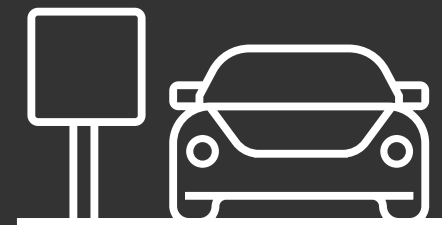
New VRV air conditioning



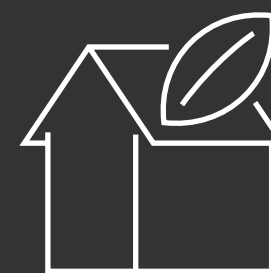
New LED lighting



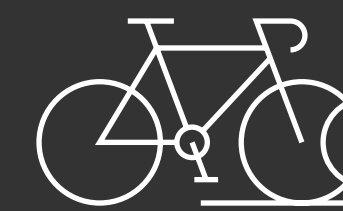
Solar panels



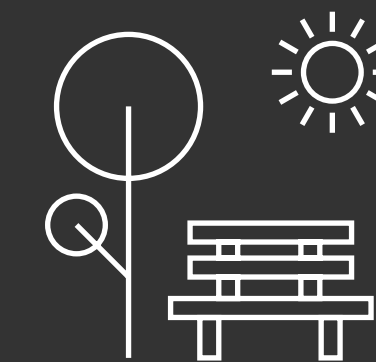
Car parking with EV charging



Green roof



Secure cycle storage



Outdoor courtyard and seating area





On the *doorstep.*

Kew Studios isn't just the perfect place to work. Located near Kew Village, it's also an ideal spot to socialise and explore. From delicious lunches and coffee, to a refreshing pint at the end of the day, the area is lined with neighbourhood favourites.



A person is sitting on a bicycle on a grassy bank next to a river. The scene is surrounded by lush green trees and foliage. The person is wearing a light-colored shirt and is looking towards the water. The bicycle is a classic style with a diamond frame. The river is calm and reflects the surrounding greenery. The overall atmosphere is peaceful and serene.

A breath of *fresh air.*

Kew's not so secret spot is the tree-lined towpath that heads along the Thames towards Chiswick Bridge. The quiet route hosts joggers, cyclists and rowers alike and is a charming choice for a lunchtime stroll or moment to clear your head.

Kew village.

Grab a coffee near the station on your way to work, or step out at lunch time to one of the many shops and cafés in Kew village.



Retail *therapy.*

Or, if you are in a rush and need to grab and go, the retail park is adjacent to Kew Studios and has an M&S where you can pick up a sandwich to enjoy in one of Kew Studios' communal spaces.





After *hours*.

For an after work pint, team socials or entertaining your favourite clients, there are plenty of pubs and restaurants to choose from in the local area.

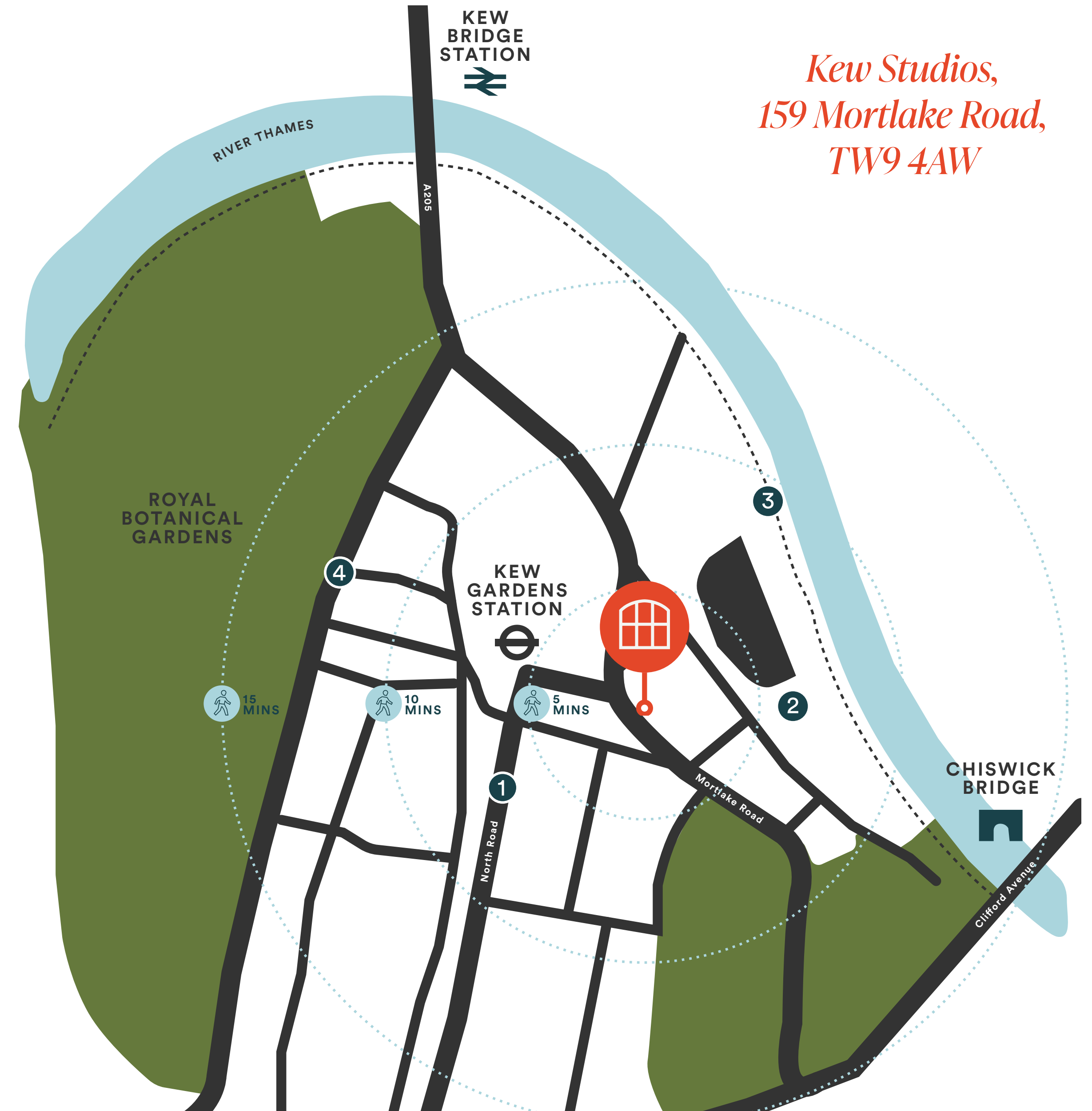


In the local neighbourhood.

Kew Gardens Station - 4 minutes walk

- 1 Station Approach - The Tap on the Line, Starbucks, The Kew Greenhouse Cafe, Cafe Torelli, Pizza Express, Oliver's Wholefood Store, Ma Cuisine, Tesco Express, Antipodea Kew, Gail's Bakery and more
- 2 Kew Retail Park
- 3 River Thames towpath
- 4 Royal Botanical Gardens entrance

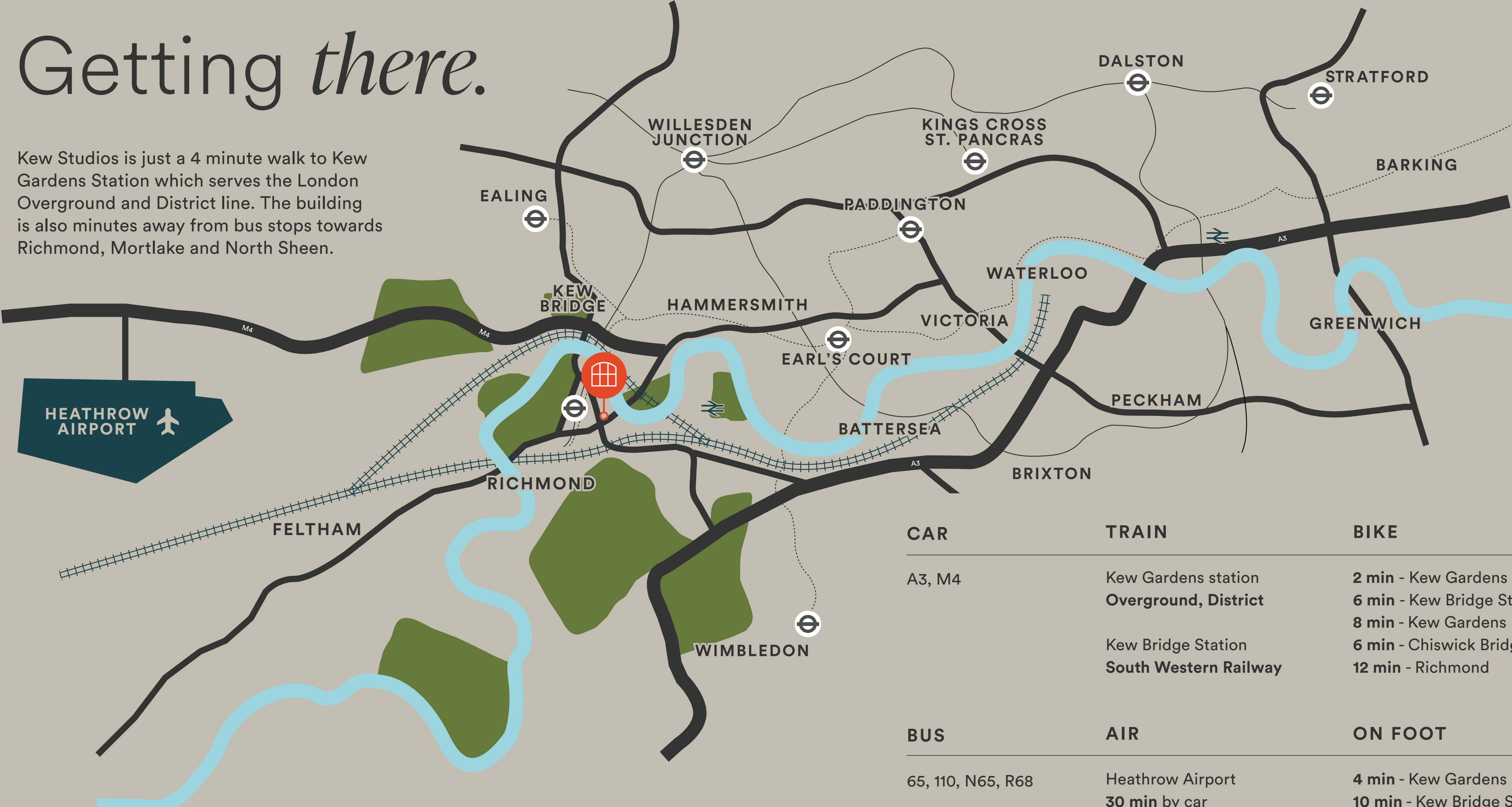
what3words
///bunny.star.cabin



*Kew Studios,
159 Mortlake Road,
TW9 4AW*

Getting *there*.

Kew Studios is just a 4 minute walk to Kew Gardens Station which serves the London Overground and District line. The building is also minutes away from bus stops towards Richmond, Mortlake and North Sheen.



CAR	TRAIN	BIKE
A3, M4	Kew Gardens station Overground, District	2 min - Kew Gardens station 6 min - Kew Bridge Station 8 min - Kew Gardens
	Kew Bridge Station South Western Railway	6 min - Chiswick Bridge 12 min - Richmond
BUS	AIR	ON FOOT
65, 110, N65, R68	Heathrow Airport 30 min by car 60 min by tube	4 min - Kew Gardens station 10 min - Kew Bridge Station 13 min - Kew Gardens 15 min - Chiswick Bridge







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