



KEW ROAD

RICHMOND-UPON-THAMES TW9 2NQ



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 2,294-32,255 sq ft.



Suite 1, 3rd Floor - Cat A+



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





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.



Terrace



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



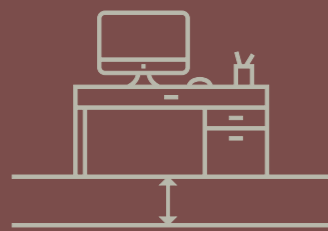
Outdoor terrace



Air conditioning with full air quality monitoring & smart zone control



Secure cycle storage with 44 spaces, exceeding BREEAM requirements



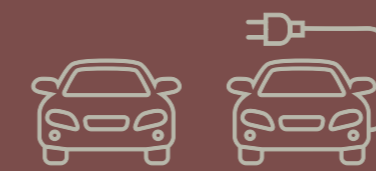
Raised floors



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



WiredScore

Gold accreditation





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	6,770	629.0
Second - Suite 2 - Cat A	2,294	213.1
First - Cat A	8,908	827.6
Ground - Cat A	6,303	585.6
Total	32,255	2,996.7
Reception & Clubroom	1,962	182.2



>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
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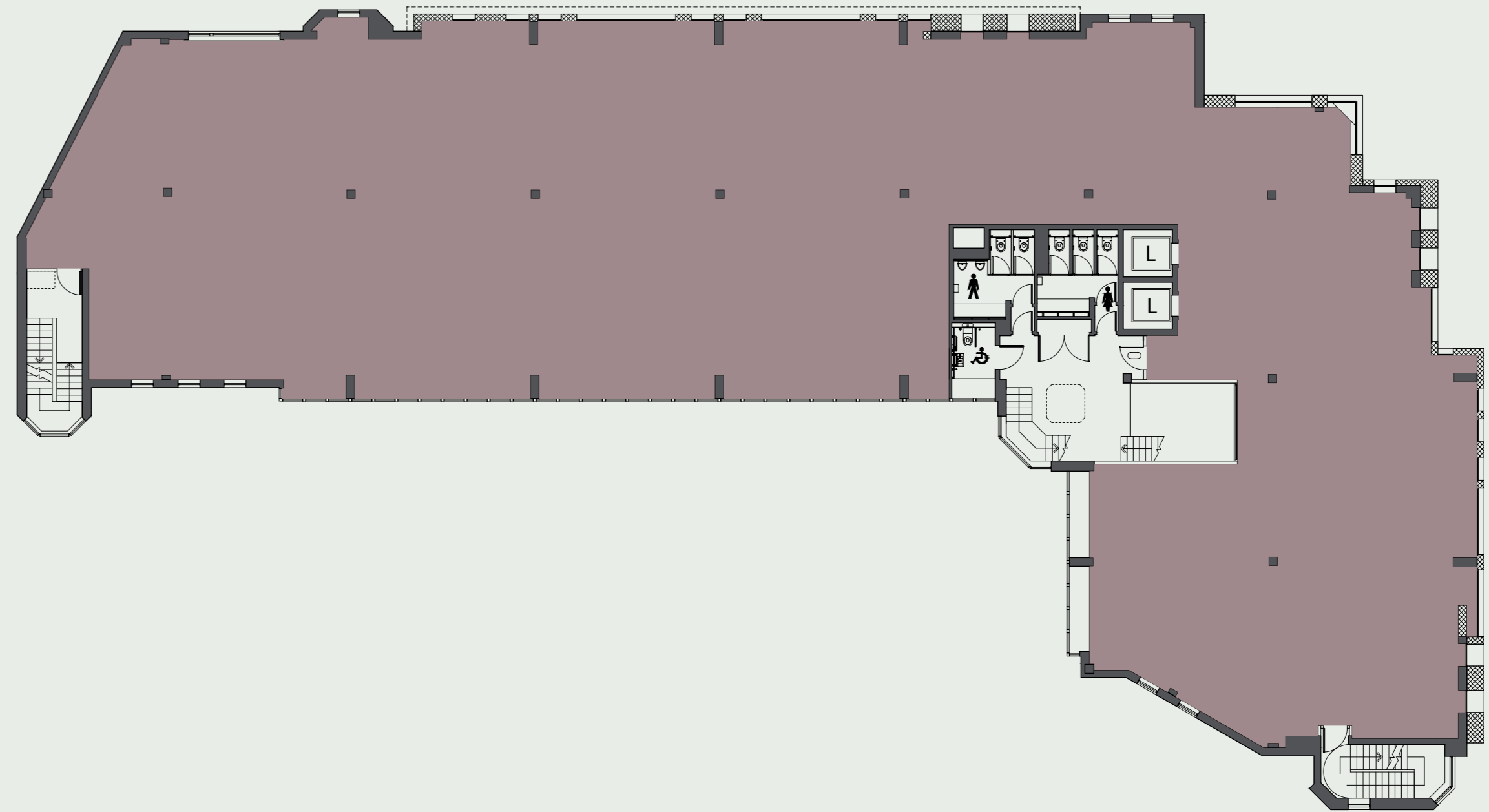


Floor Plans

1

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Total	32,255	2,996.7
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GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

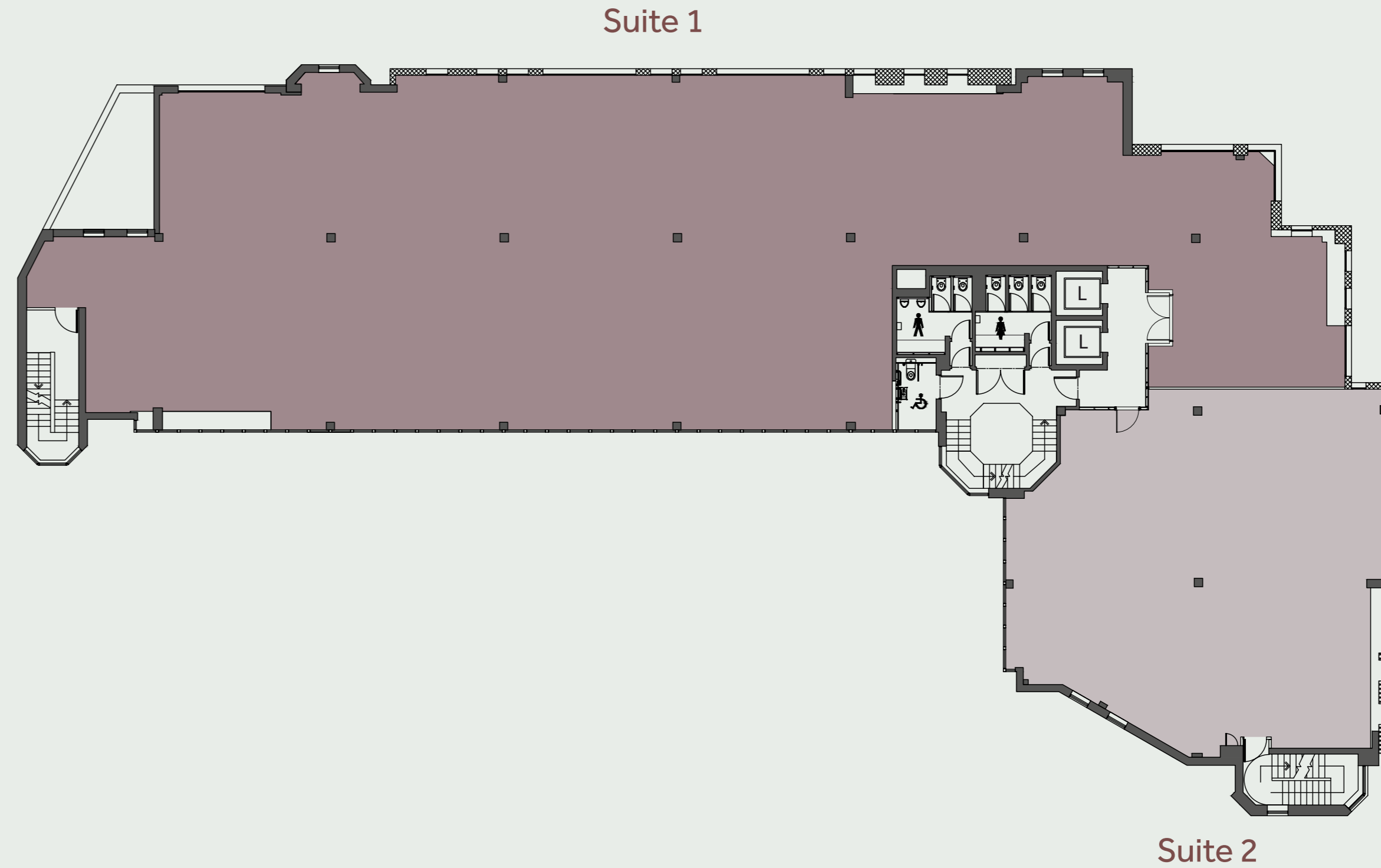


Floor Plans

2

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

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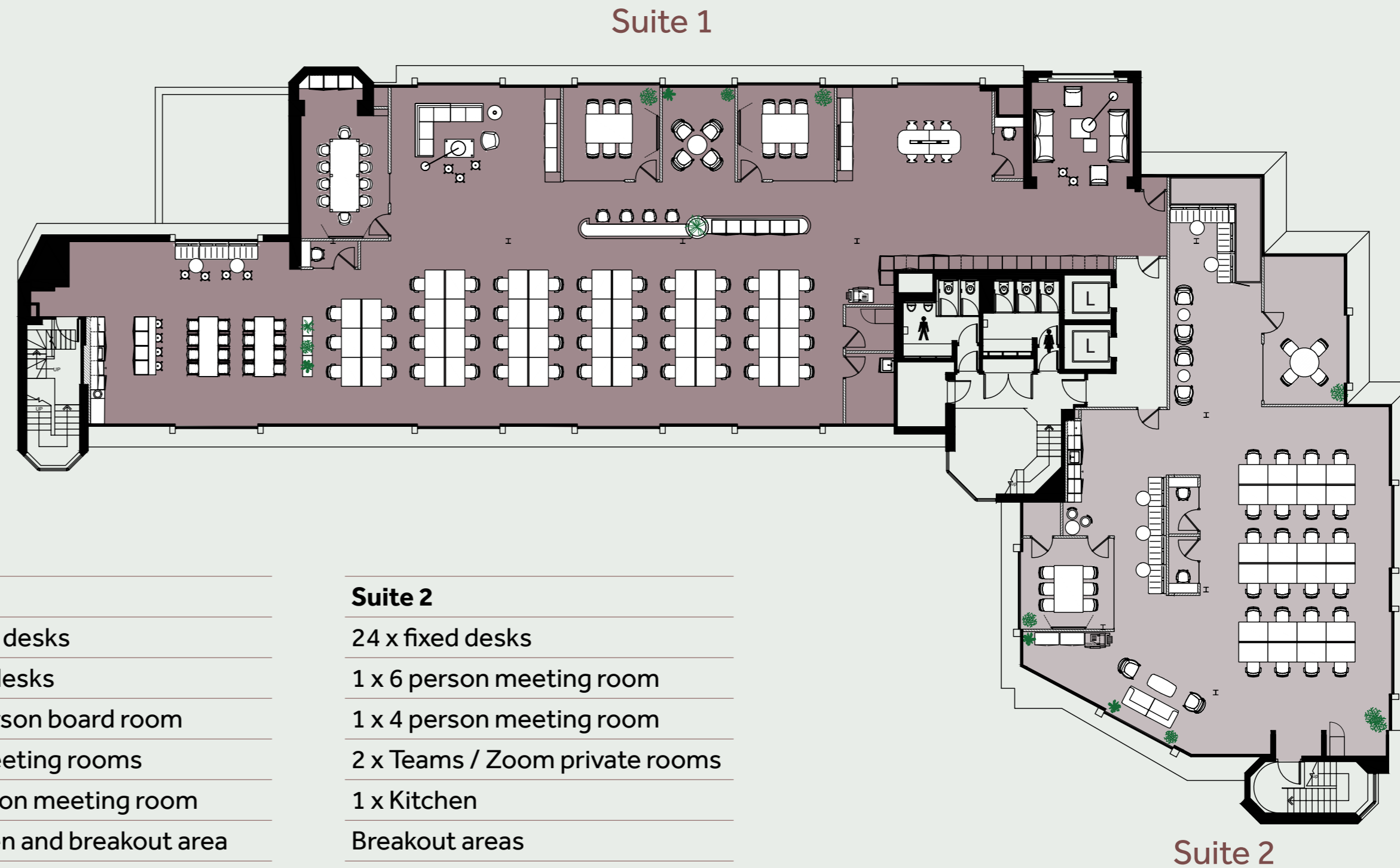


Floor Plans

3

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- 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

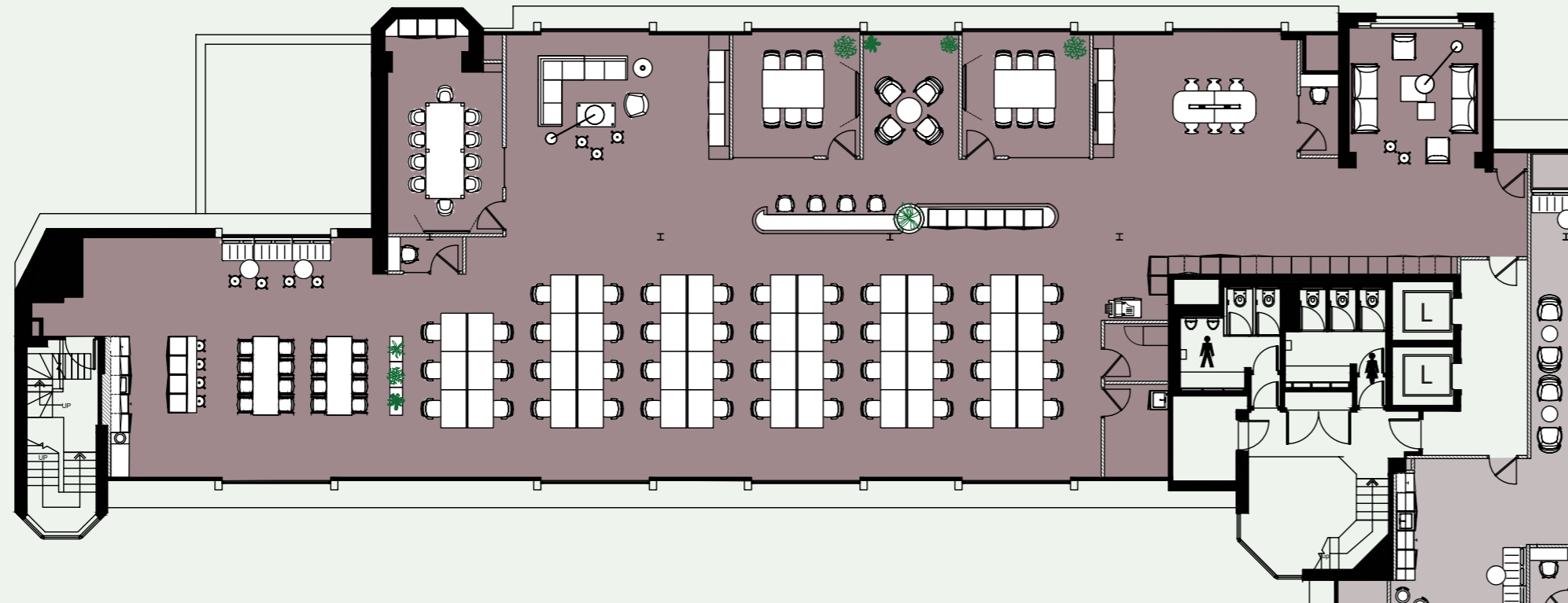


Third floor

Fully Fitted: Suite 1-5, 276 sq ft

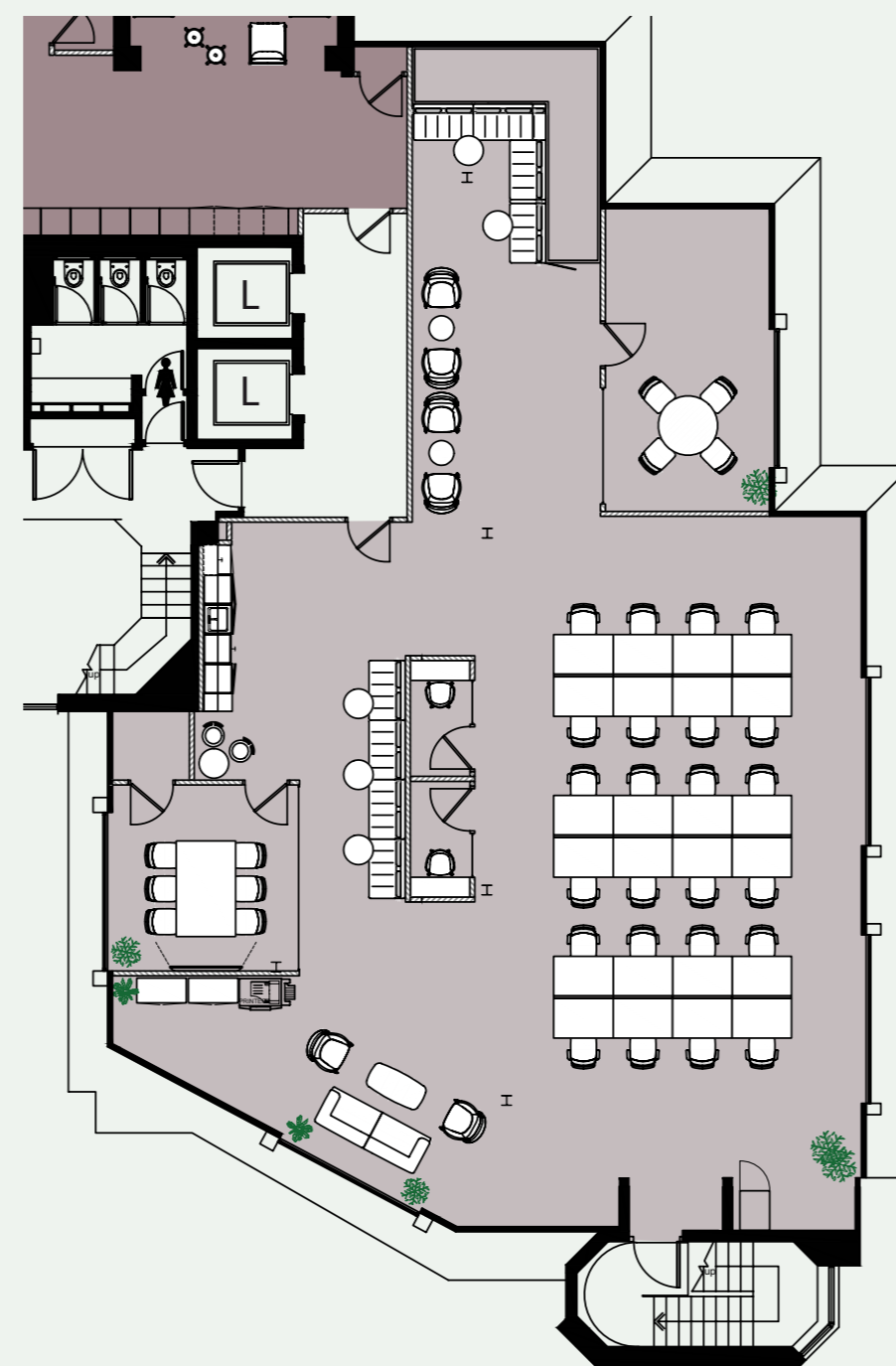


- Suite 1**
- 38 x Fixed desks
 - 10 x Hot desks
 - 1 x 10 person board room
 - 2 x 6 x meeting rooms
 - 1 x 4 person meeting room
 - 1 x Kitchen and breakout area
 - 2 x Teams / Zoom private rooms
 - 1 x Comms room
 - 1 x Printing room
 - 1 x Entrance waiting area



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



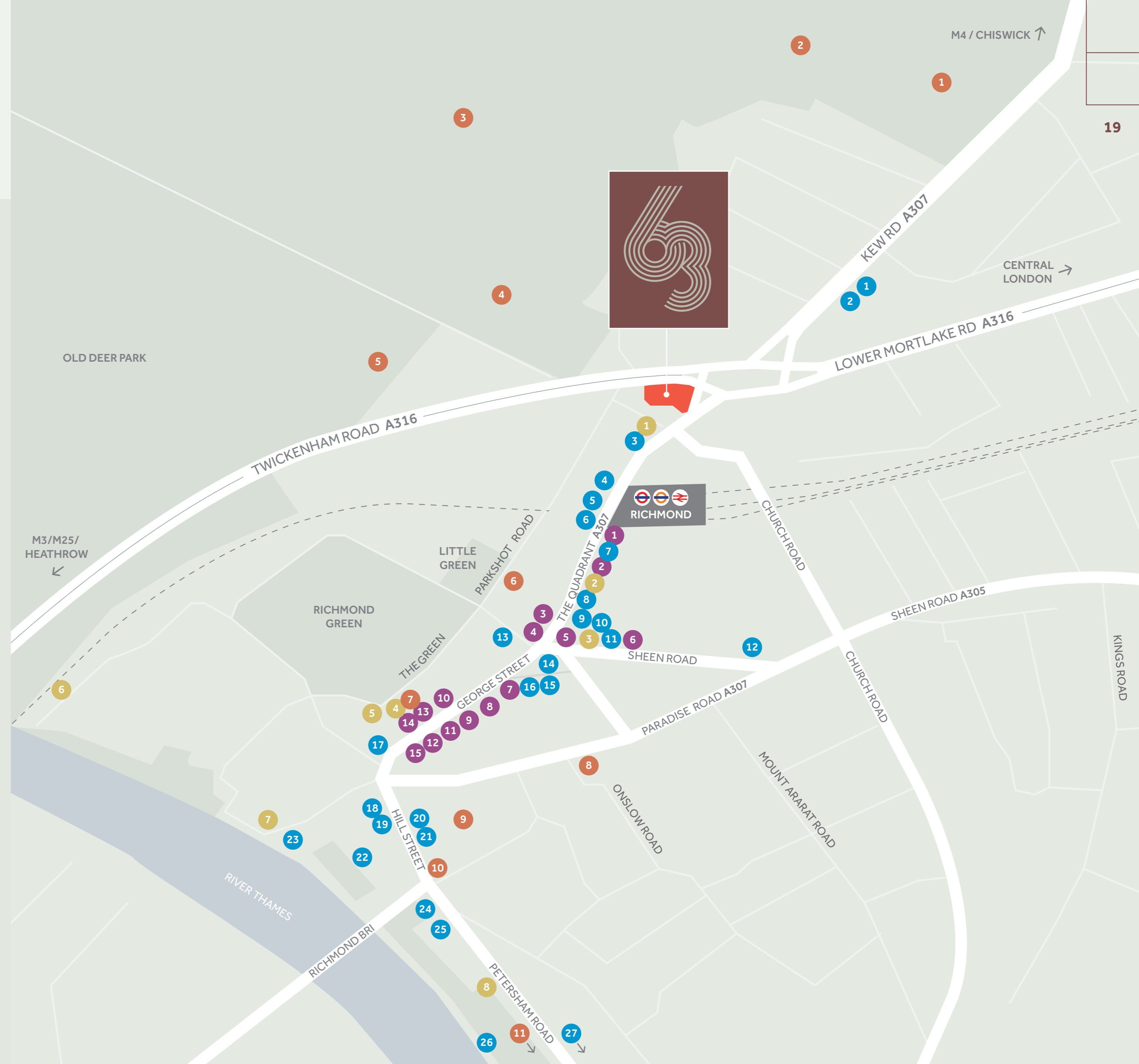
SHOPS

- 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

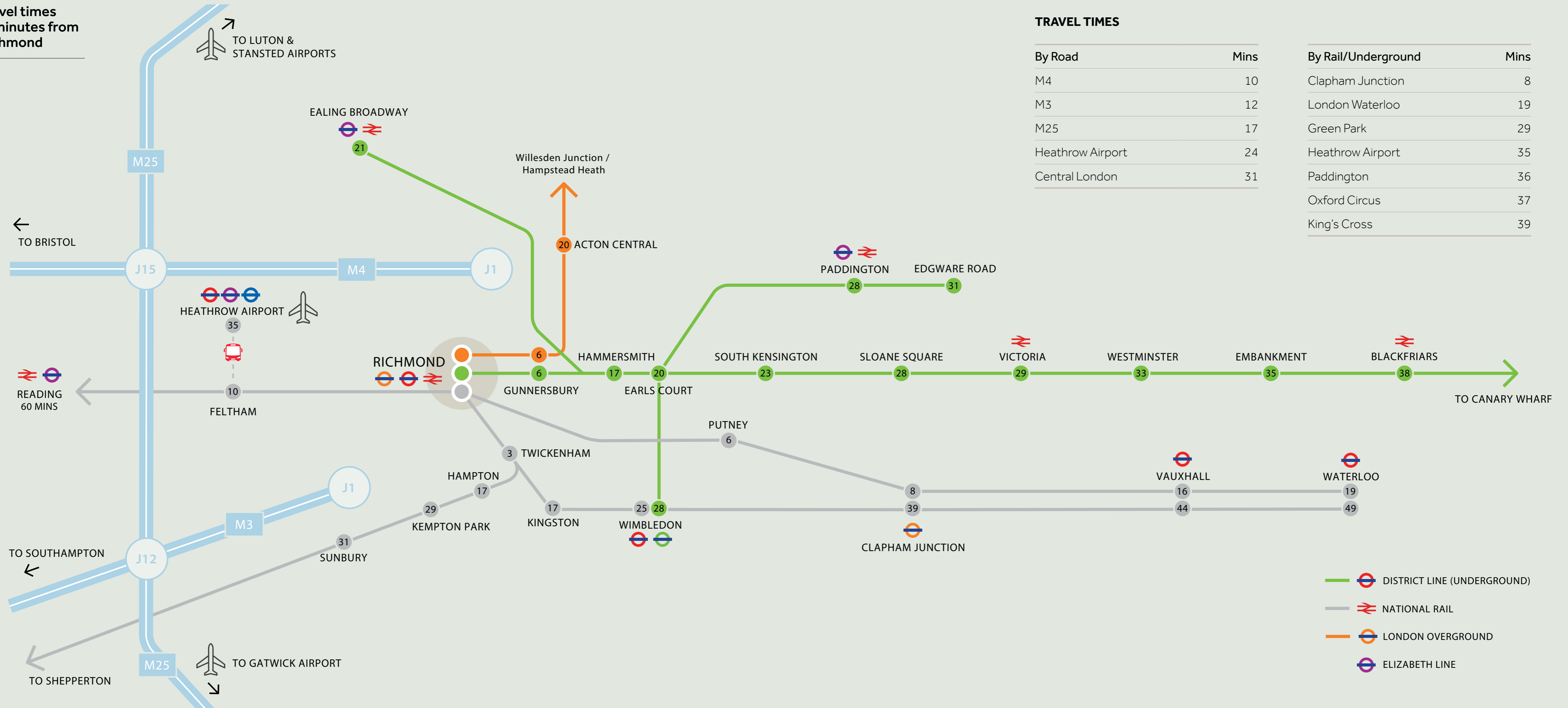
- 1 Richmond Tennis Club
- 2 Old Deer Park Sports Club
- 3 Royal Mid-Surrey Golf Club
- 4 Richmond Rugby Club
- 5 Pools on the Park
- 6 Richmond Theatre
- 7 Thirdspace
- 8 Travelodge
- 9 Richmond Hill Health Club
- 10 Odeon Cinema
- 11 Bingham Riverhouse



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





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RICHMOND-UPON-THAMES TW9 2NQ

VIEWINGS

Strictly by appointment through the joint agents:



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