



**HENSALL & PARTNERS**

REAL ESTATE ADVISORS



**Quadrant House, Levett Square  
Kew TW9 4FF**

**CLASS-E COMMERCIAL SPACE**

**AVAILABLE TO RENT**

**(2,150 SQFT)**

# Summary

- Commercial space (Class-E) available to rent
- 10-minute walk from Kew Village and Kew Gardens Station (District Line & Overground)
- Accommodation extends 2,150sqft (NIA) and is laid out on the ground floor, with 7 x underground parking spaces
- Space is currently laid out as open plan reception/cafe, with partitioned rooms
- Will appeal to cafes, co-working operators and healthcare/wellness clinics
- Quoting £50,000pax (£23psf) plus VAT, for a new lease on flexible terms

# Description

Prominent ground floor commercial unit that will appeal to a range of tenants.

Located within Quadrant House, the space had previously been occupied as a cafe.

Space is accessed from Levett Square and acts as an entry for patients using NHS services to the rear.

Lease to include 2,150sqft of accommodation and this includes an open plan area, as well as partitioned rooms (previously used as office space).

7 x underground car parking spaces included for staff/customer parking.

# Location

Quadrant House, located in Levett Square, offers a tranquil and picturesque setting next to Kew Retail Park.

Levett Square is a high quality residential development and provides a serene atmosphere for its occupiers.

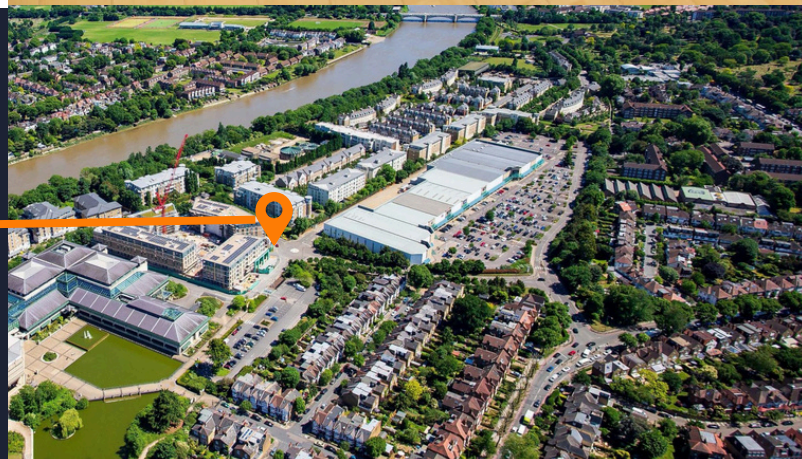
The area benefits from a high volume of commercial pull from Kew Retail next door, which is home to Marks & Spencers, Boots and TK Maxx.

Kew Gardens station is just 0.5 miles away and provides London Underground services (District) and London Overground trains.



## PROPERTY ADDRESS

Quadrant House  
Levett Square  
Richmond  
TW9 4FF



# VAT

The property is elected for VAT and therefore VAT will be charged on the rent.

# Business Rates

The current rateable value (1st April 2023 to present) is £53,000pax and estimated business rates payable will be £27,000pax.

Rates are payable to London Borough of Richmond upon Thames.

# Service Charge & Floor Plans

Further information is available upon request.

# Terms

To Rent - £50,000pax (£23psf) + VAT for a new FRI lease direct with the landlord.



## CONTACT US



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