



## **GRADE A SERVICED OFFICES TO LET**

**SOVEREIGN GATE  
18-20 KEW ROAD  
RICHMOND  
TW9 2NA**



**VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS**





### **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 two minutes' walk from Richmond station on the corner of Kew Road and Church Road and moments from the wide range of shops and cafés 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 light throughout and an additional entrance via steps to street level.

### **PLANNING**

B1 Offices

### **TENURE**

Flexible licences available on monthly basis.

### **ACCOMMODATION**

See attached schedule for current availability.

### **LICENCE FEE**

See attached schedule for licence fees.

### **VAT**

VAT is charged in addition to the licence fees.

### **EPC**

Band A.

### **RATES**

Included in rent.

### **LEGAL COSTS**

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

### **AMENITIES**

- Private office space to accommodate from 2-100+ people AND self-contained floors of c.5,300 sq. ft.
- Members lounge access to Richmond and 15 other Boutique locations at only £70pcm
- Breakout space
- Meeting rooms
- Creative pods and phone booths
- Showers and bike racks
- Dog-friendly
- Unlimited barista-quality coffee
- 24/7 access
- DDA compliant
- AC and fresh airflow
- EPC rating of A
- Lift access
- Designed with wellbeing and productivity in mind

### **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

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MAY 2025

## AVAILABILITY SCHEDULE AS AT MAY 2025

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price PCM	Available	Notes
Self Cont Floor	TBC	120+	5,300	Price upon request	01/06/2025	
Fixed Desk	Coworking	1-10	-	£350	Now	<b>Promotional rate for Limited time only. £405 (LG) offices</b>
Daffodill LG.03	LG	6	270	£405	Now	
Dahlia LG.04	LG	8	360	£405	Now	
Bamboo LG 06	LG	5	225	£485	Now	
Crossandra G.12	GF	13	585	£450	Now	
Mirabilis I.03	I	9	405	£450	Now	
Magnolia I.07	I	8	360	£450	Now	
Poppy	GF	2	100	£545	Aug 2025	
3 person	2	3	150	£545	Now	
Ivy 2.04	2	6	270	£545	Now	
Argan 2.05	2	6	270	£545	Now	
Sage 2.06	2	17	765	£545	Now	

Suite	Floor	No. of Work Stations	Approx. Sq. Ft.	List Price PCM	Available	Notes
Rosemary 2.08	2	8	360	£545	Now	
Petunia 3.03	3	9	405	£545	Now	
Ixora	3	4	180	£545	01/09/2025	
Lupin 3.04	3	4	180	£545	Now	
Chamomile 3.08	3	6	270	£450	Now	
Bellflower 3.14	3	16	720	£450	Now	
10 person office	3	10	450	£450	Now	