



**K E W**

159

— MORTLAKE —

ROAD

**STUDIOS**

**SPACE AVAILABLE FROM 1,345FT<sup>2</sup> TO 48,751FT<sup>2</sup>**

From single to multiple unit occupancy, our flexible spaces offer the perfect workplace for every business to create, collaborate and grow



## A CONTEMPORARY WORKSPACE INFUSED WITH PERIOD CHARM

Sitting in the heart of Kew, Richmond, Kew Studios is a newly refurbished (currently under construction) modern workspace steeped in history. A former manor home, 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 of lush foliage 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 coffee breaks and lunch times.





RESPECTFULLY  
RENOVATED



*Kew Studios West - exterior*

**K E W**  
— WEST —  
**STUDIOS**



*Kew Studios West - exterior, looking towards reception*





ORIGINAL FEATURES  
PRESERVED







*Kew Studios West - unit 1, first floor*



CONTEMPORARY CHIC  
WORKSPACES

## KEW STUDIOS



*Kew Studios West - unit 1, ground floor*

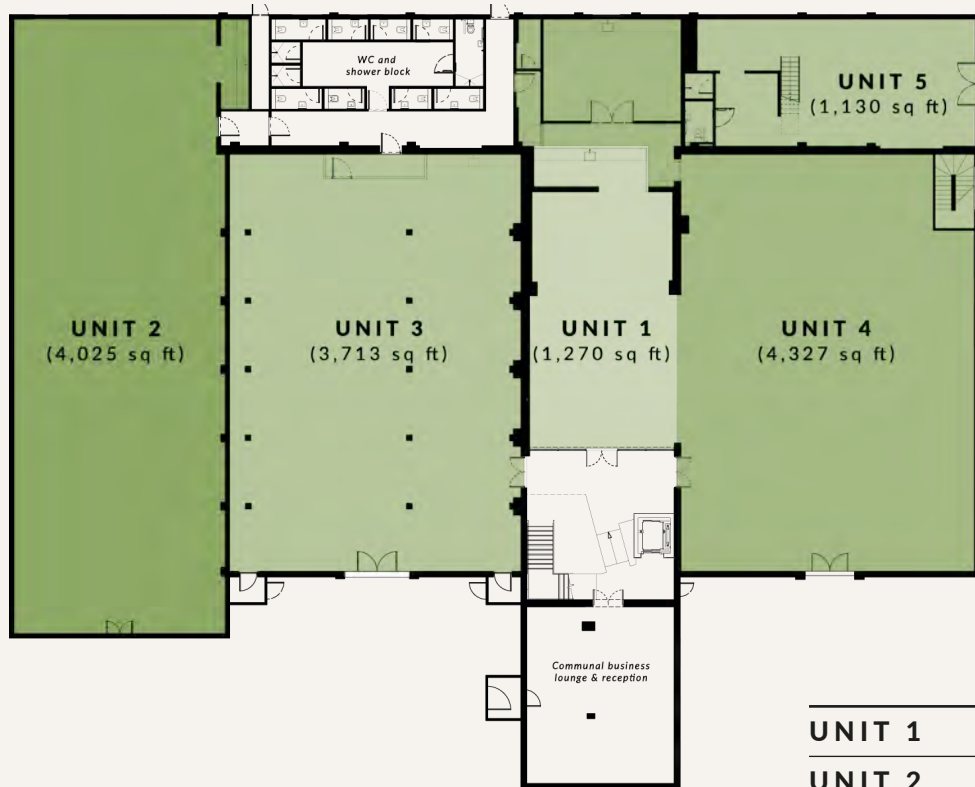




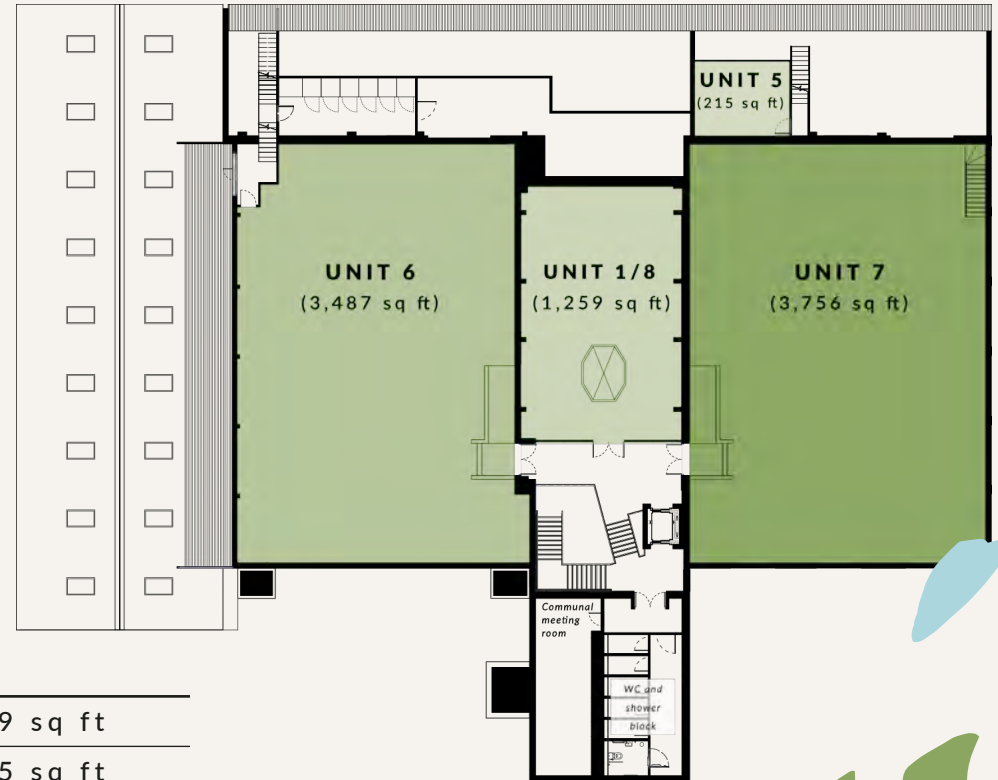
# KEW STUDIOS WEST FLOOR PLANS

TOTAL AREA 27,200 sq ft

## GROUND FLOOR



## FIRST FLOOR



UNIT 1	2,529 sq ft
UNIT 2	4,025 sq ft
UNIT 3	3,713 sq ft
UNIT 4	4,327 sq ft
UNIT 5	1,345 sq ft
UNIT 6	3,487 sq ft
UNIT 7	3,756 sq ft
UNIT 8	1,259 sq ft

SUSTAINABLE WORKING  
MADE EASY



*Breakout space & cycle storage*

**K E W**

— EAST —

**STUDIOS**

*Car park*







GREEN ROOF

SOLAR POWERED





*Kew Studios East - unit 3, mezzanine*

## KEW STUDIOS EAST



*Kew Studios East - unit 1, mezzanine*





*Kew Studios East - unit 3, ground floor*



*Kew Studios East - unit 1, ground floor*

COOL INDUSTRIAL  
AESTHETIC









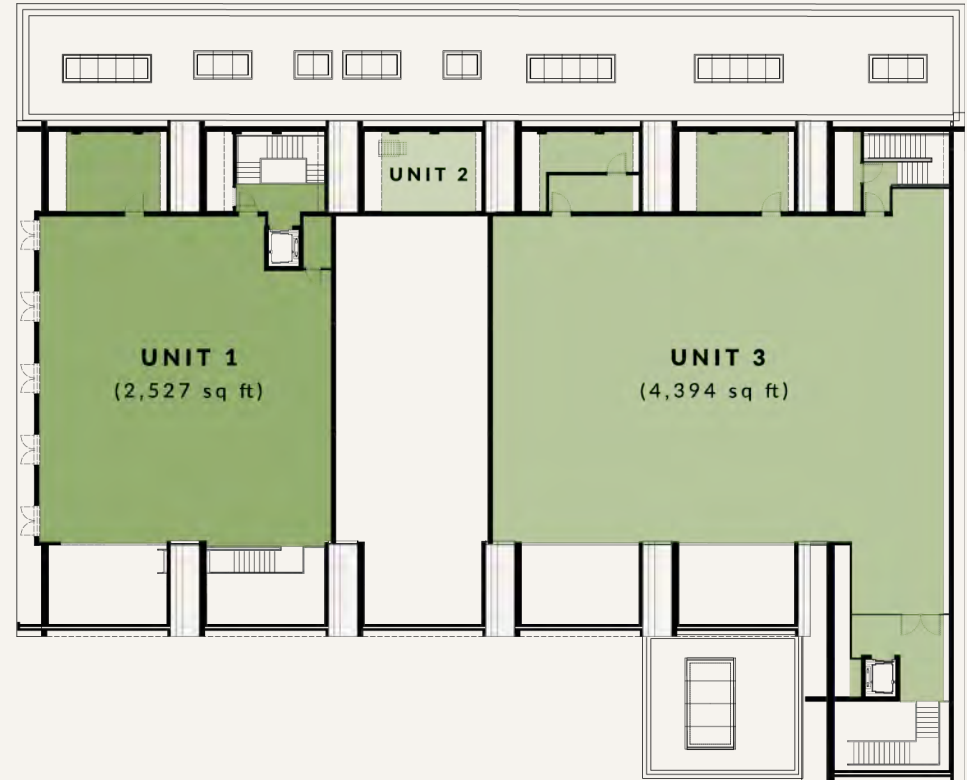
# KEW STUDIOS EAST FLOOR PLANS

TOTAL AREA 23,398 sq ft

## GROUND FLOOR



## FIRST FLOOR



<b>UNIT 1</b>	7,143 sq ft
<b>UNIT 2</b>	2,271 sq ft
<b>UNIT 3</b>	12,373 sq ft





## IT'S ALL IN THE DETAILS

Kew Studios wears its eco credentials on its sleeve, and is on its way to a BREEAM Very Good certification. With all the highlights you would expect, and quite a few you might hope for.



100% EV charging



Solar panels



Green roof



Outdoor Courtyard  
& seating areas



Superfast  
connectivity



EPC B



Secure cycle  
storage



Car parking



Excellent floor to ceiling  
West 3.285m - 4.015m,  
East 2.765m - 2.827m



Passenger lifts



Flexible floor  
plates



Occupational Density  
1:10 sq m



Warm LED  
lighting



Showers



New VRV  
air conditioning





*Temperate House, Kew Gardens*



*Tap On The Line, pub and terrace*

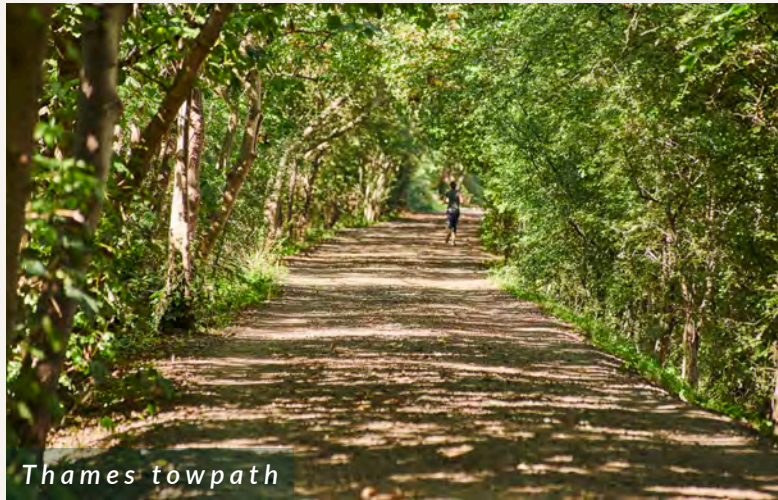
## ON THE DOORSTEP

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.



*Arch Ruins, Kew Gardens*





*Thames towpath*

## A BREATH OF FRESH AIR

Kew's worst kept secret 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.



*Thames towpath, Kew Bridge*





*Macarong Cafe, Kew Village*



*Hawthorn, Kew Village*

## KEW VILLAGE

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



*M&S, Kew Retail Park*

## 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.



*Kew Village*





Tap On The Line, pub and terrace



Ma Cuisine, Kew Village

## 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.



Antipodea and Ma Cuisine, Kew Village





## IN THE NEIGHBOURHOOD TW9 4AW

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 M&S**

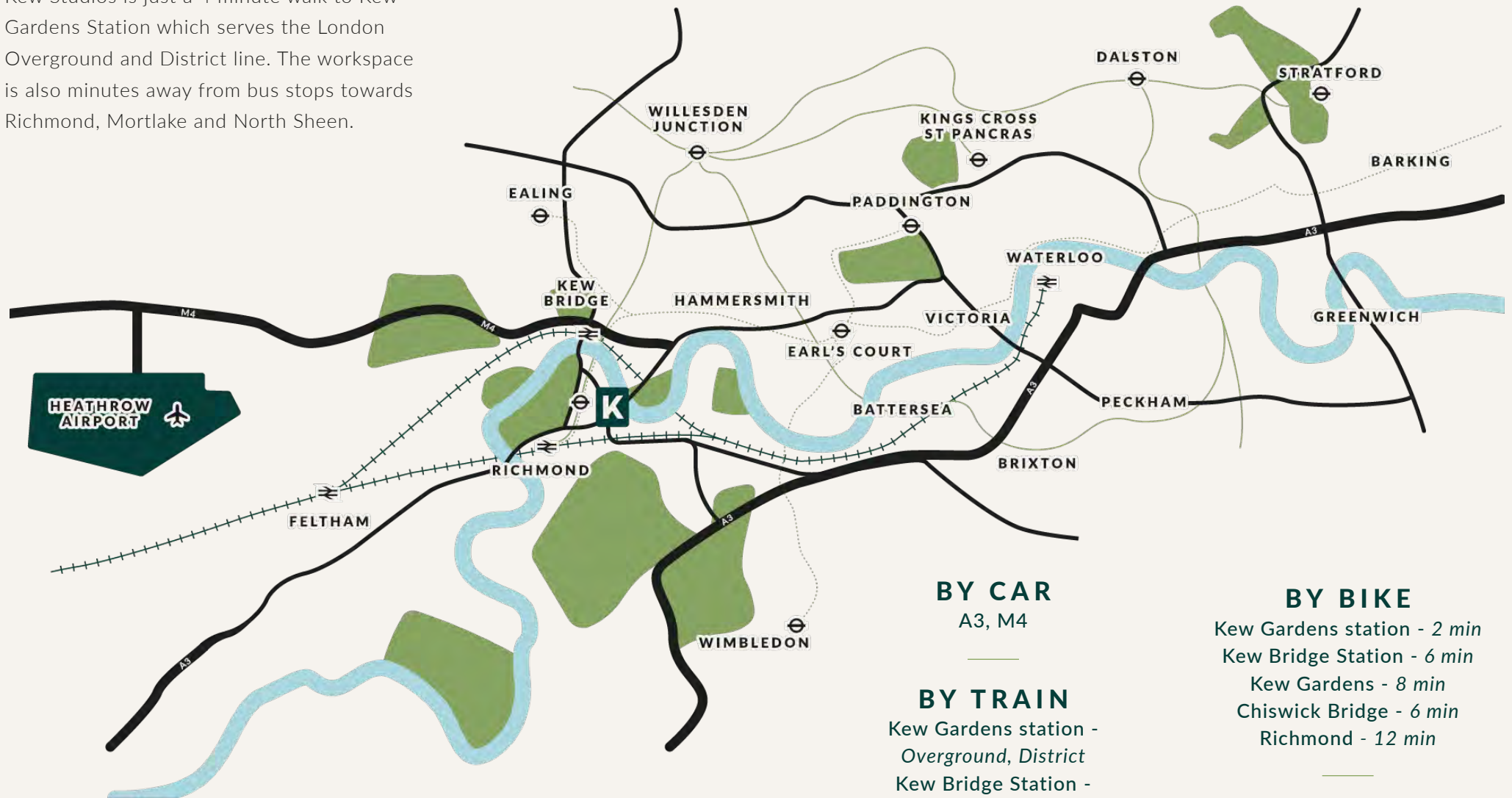
**3 Towpath to Thames**

**4 Entrance to Kew Gardens**



# GETTING THERE

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



**BY AIR**  
 Heathrow Airport  
 - 30 min by car  
 - 60 min by tube

**BY CAR**  
 A3, M4

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**BY TRAIN**  
 Kew Gardens station -  
*Overground, District*  
 Kew Bridge Station -  
*South Western Railway*

**BY BUS**  
 65, 110 ,N65, R68

**BY BIKE**  
 Kew Gardens station - 2 min  
 Kew Bridge Station - 6 min  
 Kew Gardens - 8 min  
 Chiswick Bridge - 6 min  
 Richmond - 12 min

**ON FOOT**  
 Kew Gardens station - 4 min  
 Kew Bridge Station - 10 min  
 Kew Gardens - 13 min  
 Chiswick Bridge - 15 min



If Kew Studios sounds like the space for you and your business,  
then get in touch with our agents.

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