

# For Lease

35 Cotham Road, Kew



Level 2 – 497sqm\*

Test fit – Level 2, 497sqm\*

# Premium design with everyday functionality

A beautiful workspace thoughtfully designed by Studio Tate Architects offering 497sqm of premium, ready-to-occupy, office space in the heart of Kew.

Positioned on level 2 at 35 Cotham Road, this impeccably designed tenancy offers a refined and highly functional space with elevated finishes.

The carefully planned layout includes 36 open-plan workstations, three private offices, two quiet rooms, two meeting rooms, and a spacious boardroom perfect for collaboration and productivity.

A welcoming client waiting area sets the tone at the entrance, while the centrally positioned kitchen and breakout space evoke the comforts of home.

With natural stone, warm timber finishes, and soft blue tones, the space is designed for both practicality and relaxation, offering an inviting setting where people can gather, unwind, and feel at ease throughout the day.

Another standout feature is the expansive private balcony overlooking Alexandra Gardens, offering the perfect setting for outdoor informal meetings, or entertaining.

With premium end-of-trip facilities, secure on-site parking and bike storage, this tenancy provides a sophisticated and flexible work environment in one of Kew's most connected locations.



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\*Approx