

# THE FACTORY & PARC HOUSE STUDIOS

## UNIT 4a

PARC HOUSE STUDIOS  
25-37 COWLEAZE ROAD  
KINGSTON UPON THAMES  
KT2 6DZ

## BUSINESS SPACE TO LET

305 SQ. FT. (28.35 SQ. M.)

[www.kt2offices.co.uk](http://www.kt2offices.co.uk)



- Ground floor office unit
- Creative business space offering flexible accommodation
- Rent: £12,000 per annum exclusive
- The unit is available on a new internal repairing and insuring lease for a term to be agreed.
- Car parking (by separate agreement)
- Central heating
- Close to Kingston Town Centre
- Good natural light
- Fibre connectivity
- Shower facilities
- Secure cycle storage

## UNIT 4a PARC HOUSE STUDIOS

### LOCATION

Parc House Studios is situated to the north of Kingston Town Centre at the junction of Cowleaze Road and Elm Crescent. Kingston British Rail Station and the main shopping centre are both within easy walking distance.

### DESCRIPTION

Unit 4a forms part of the ground floor of Parc House Studios, a multi-occupied business complex which has been converted to provide a range of self-contained, open plan studio/office units.

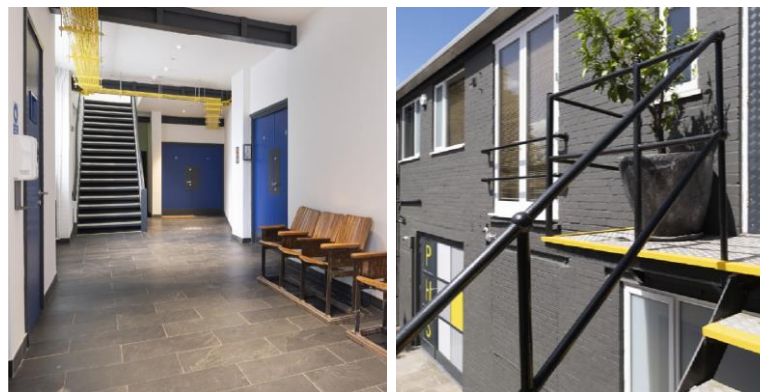
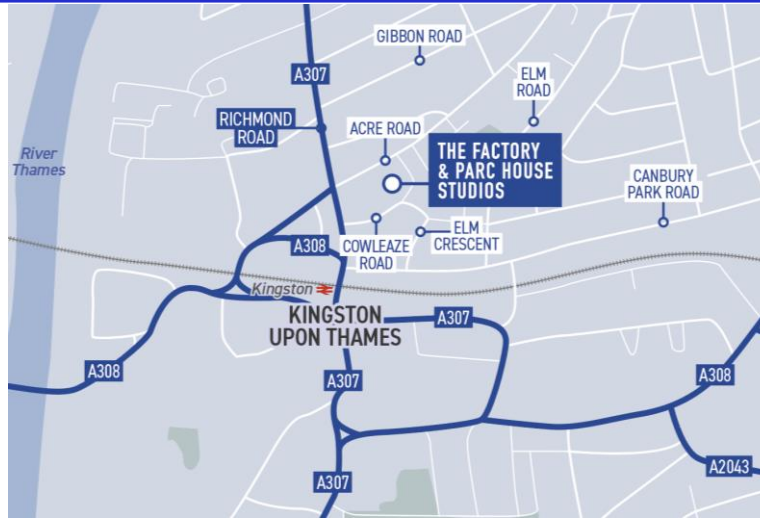
### RENT

£12,000 per annum exclusive.

| FLOOR        | SIZE                              |
|--------------|-----------------------------------|
| Unit 4a      | 305 sq. ft. (28.35 sq. m.)        |
| <b>TOTAL</b> | <b>305 sq. ft. (28.35 sq. m.)</b> |

### LEASE/TERM

The unit is available on a new internal repairing and insuring lease for a term to be agreed. Contracted outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as Amended.



### RATES

The premises are listed on the Valuation Office website < [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search) > as Business Unit and premises having a Rateable Value of £7,200 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31<sup>st</sup> March 2025 should be £3,492.80.

### EPC RATING

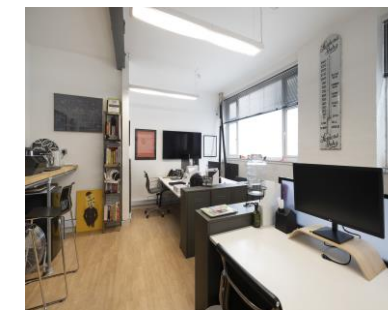
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### VAT

VAT is applicable.

### SERVICE CHARGE

The estimated service charge budget for the year ending 31<sup>st</sup> March 2025 is £4.87 per sq. ft. which will include heating, lighting, cleaning of the common parts, repairs, maintenance, buildings insurance and refuse collection.



### VIEWINGS

Viewing by prior appointment with the agent:



Crispin d'Albertanson

07710 066 629

020 8547 0850

crispin@martincampbell.co.uk

James Haines

07767 261 559

020 8547 0850

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