



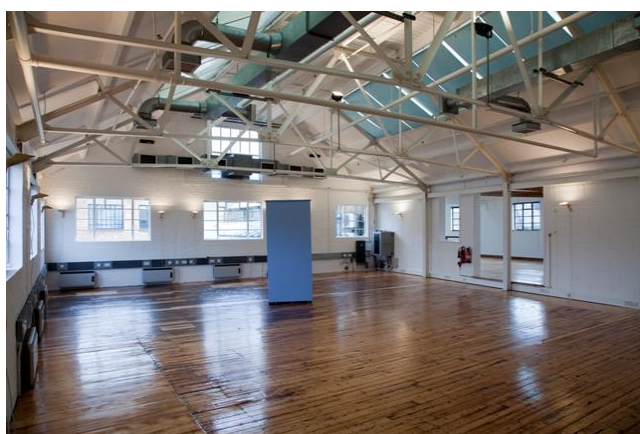
Parman House, Fife Road, Kingston KT1 1SY



### **SUPERB CHARACTER STUDIO/OFFICE UNITS**

875 sq ft (81.28 sq m) to  
1,500 sq ft (139.35 sq m) or  
2,375 sq ft (220 sq m) approx

### **TO LET AS A WHOLE OR IN TWO INDIVIDUAL SUITES**

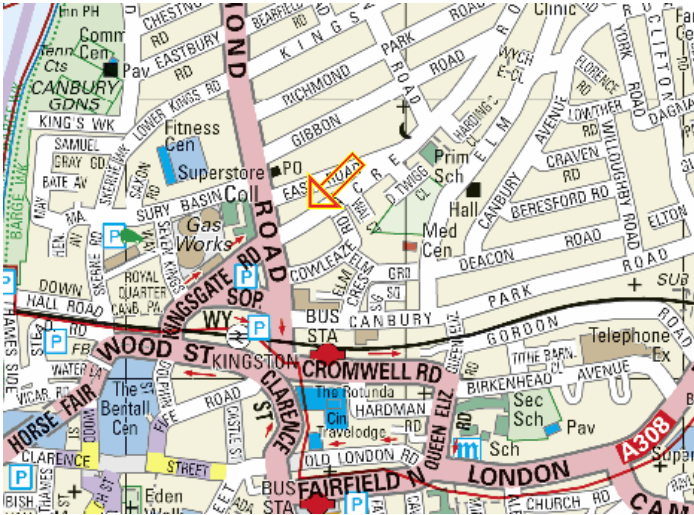


**UNITS 11A & 11B  
THE FACTORY  
2 ACRE ROAD  
KINGSTON UPON THAMES  
SURREY KT2 6EF**

- OPEN PLAN ACCOMMODATION
- KITCHENETTE
- ELECTRIC STORAGE HEATING
- AIR HANDLING VENTILATION SYSTEM
- ENTRY PHONE
- BURGLAR ALARM
- BT ISDN & VIRGIN FIBRE-OPTIC LINES AVAILABLE
- ON-SITE CAR PARKING SPACES
- MALE AND FEMALE WCs
- READY FOR IMMEDIATE OCCUPATION



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## LOCATION

The premises are situated to the north of Kingston town centre, between Acre Road and Cowleaze Road, close to the junction with Richmond Road (A307). Kingston British Rail station and the main shopping centre are both about two minutes walking distance.

## DESCRIPTION

These units form part of the former Hawker Siddeley components factory which has been converted to provide a range of self-contained studio/office units. The units provide open plan accommodation and many of the original factory features have been retained to create a distinctive feel to the accommodation.

## LEASE

The units are available for immediate occupation on a new repairing and insuring lease for a term to be agreed. The lease will exclude the security of tenure and compensation provisions (Sections 24-28) of the Landlord and Tenant Act 1954, as amended. A modest service charge is levied for costs relating to common parts. All terms are subject to contract.

## BUILDINGS INSURANCE

The lessee will pay a fair proportion of the buildings insurance premium for the year ending 31<sup>st</sup> March 2014 amounting to circa £1,273.87 for the whole.

Misrepresentation Act 1967: Messrs. Martin Campbell for themselves and the vendor(s) of this property, whose agents they are, give notice that :-

1. These particulars do not constitute, nor constitute any part of, an offer contract.
2. None of the statements contained in these particulars are to be relied upon as statements or representations of fact.
3. Any intending purchaser/occupier must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) do not make or give, and neither Messrs. Martin Campbell nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT.  
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

## APPROX NET USABLE FLOOR AREAS

Unit	Sq Ft	Sq M
11A	1,500	139.35
11B	875	81.28
<b>Total</b>	<b>2,375</b>	<b>220.63</b>

**EPC RATING:** G-258

**RENT** (per annum exclusive)

Unit 11A	£29,000
Unit 11B	£17,000
<b>Total</b>	<b>£46,000</b>

## SERVICE CHARGE

A figure of £1.00 per square foot is charged to cover the maintenance of the common parts and refuse collection for the year ending 31<sup>st</sup> March 2014.

## VAT

VAT is payable on the rent and service charge.

## BUSINESS RATES

The Valuation Office website [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk) reveals an assessment of Offices and Premises. Rateable Value £39,500 @ 47.1p in the £ (UBR 2013/2014). Actual rates payable should be £18,604.50 which equates to £7.83 per sq ft.

## LEGAL COSTS

The in-going tenant will be responsible for the landlord's legal costs incurred in the transaction.

## VIEWING

Strictly by appointment through sole agents

James Haines

Crispin d'Albertanson

[kingston@martincampbell.co.uk](mailto:kingston@martincampbell.co.uk)



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