

THE FACTORY & PARC HOUSE STUDIOS

UNITS 3 & 4B

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

BUSINESS SPACE TO LET

1,563 SQ. FT. (145.26 SQ. M.)

www.kt2offices.co.uk



- Ground floor business unit
- Creative business space offering flexible accommodation
- Rent: £47,000 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
- Kitchenette & Shower facilities
- Secure cycle storage
- Suitable for a wide variety of E Class uses such as offices, e-commerce, storage, light assembly & lab space

UNITS 3 & 4B 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

Units 3 & 4B form 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 business units. Suitable for a wide variety of E Class uses.

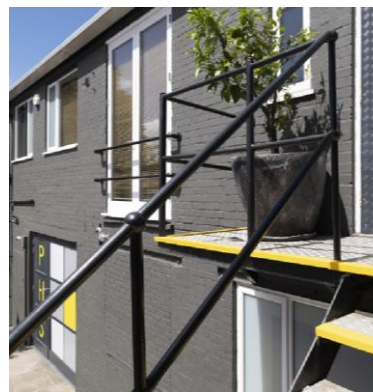
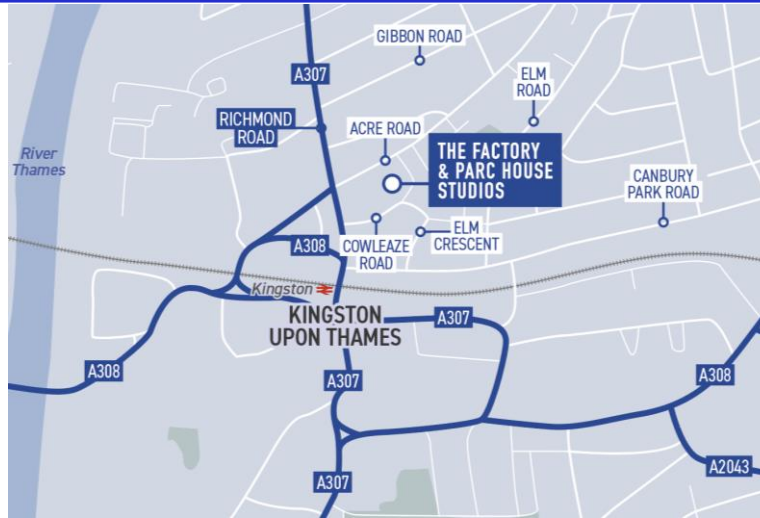
RENT

£47,000 per annum exclusive.

FLOOR	SIZE
Units 3 & 4B	1,563 sq. ft. (145.26 sq. m.)
TOTAL	1,563 sq. ft. (145 sq. m.)

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.gov.uk/find-business-rates as Offices and Premises. Combined Rateable Values: £28,250 payable at 49.9p in the £(UBR 2024/25). The rates payable for the year ending 31st March 2025 should be: £14,096.75.

EPC RATING

C-58

VAT

VAT is applicable.

SERVICE CHARGE

The estimated service charge budget for the year ending 31st 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:



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