MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

FIRST FLOOR OFFICES, 50 FAIRFIELD NORTH, KINGSTON UPON THAMES, KT1 2QY

SUMMARY

- **1,080 sq ft (100.37 sq m)**
- **Modern offices in prominent building**
- **Close to Kingston town centre**
- **To Let**
- **Rent: £22,500 per annum exclusive, subject to contract**
- **Available on a new full repairing and insuring lease for a term to be agreed.**

AMENITIES

- **Air conditioning units**
- **Dedicated ground floor entrance on Fairfield North**
- **Entryphone**
- **Male & female WCs**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

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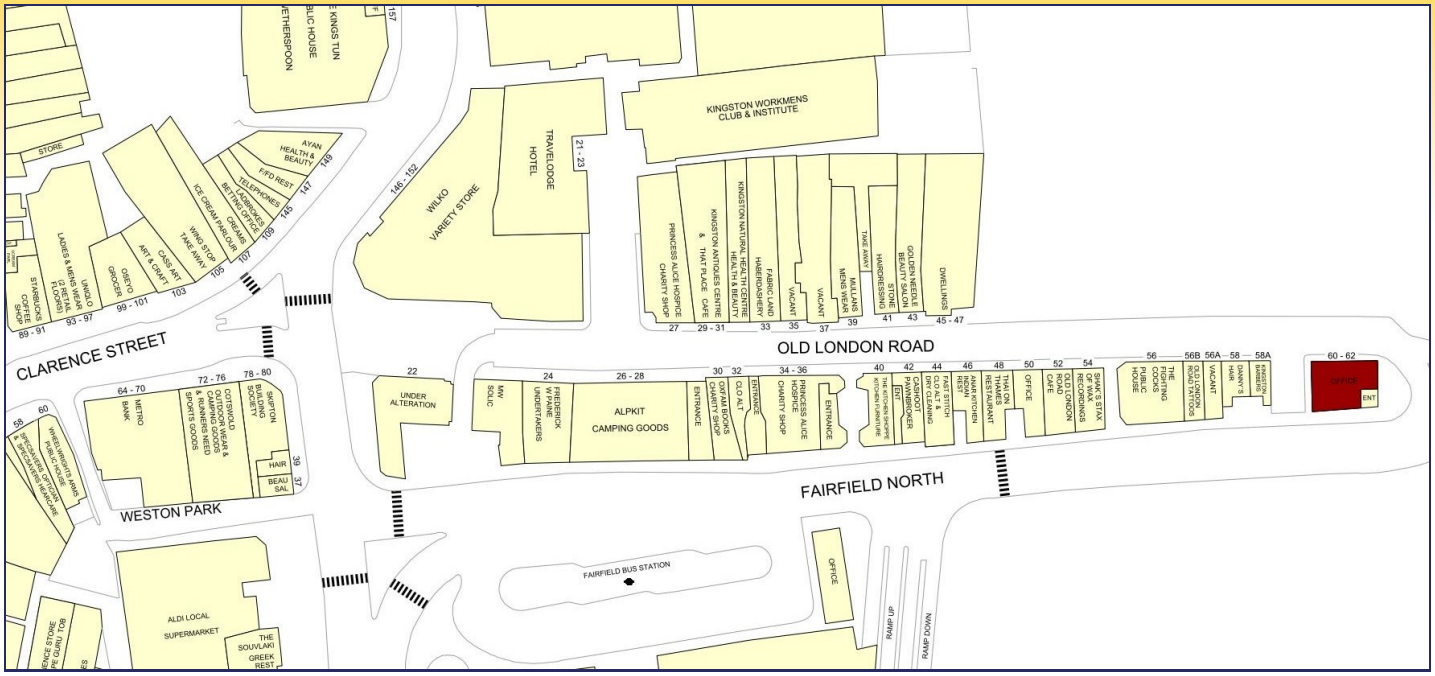

LOCATION

Close to Kingston town centre in a mainly retail street.

DESCRIPTION

An open plan rectangular shaped office benefitting from floor to ceiling height windows providing excellent natural light. There are some internal partitioned areas presently.

ACCOMMODATION

Floor to ceiling height:
- 8'9" to suspended ceiling
- 9'7" slab to slab

FLOOR	SIZE
First floor offices	1,080 sq ft (100.37 sq m)
Total	**1,080 sq ft (100 sq m)**

LEASE / TERM

Available on a new full repairing and insuring lease for a term to be agreed.

RENT

£22,500 per annum exclusive, subject to contract

RATES

A new rating assessment will be needed for the first floor. As a guide only, the assessment could be circa Rateable Value £26,000 payable at 49.9p in the £ (UBR 2024/25). The business rates payable for the year ending 31st March 2025 should be approximately £13,000.

VAT

VAT is not applicable

SERVICE CHARGE

Currently running at £2,877 per annum for the year to 30 June 2024.

EPC RATING

B-50

VIEWING

Viewing strictly by prior appointment with sole agent:

James Haines
07767 261 559
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Crispin d'Albertanson
07710 066 629
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Property Ref: 1003. Date: 2024