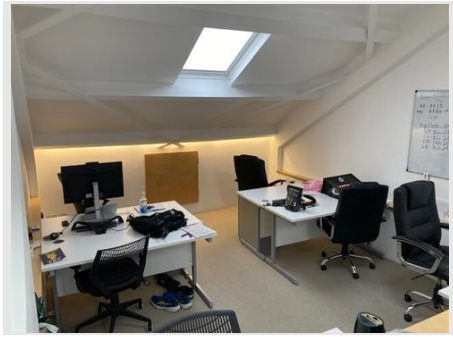
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

BUSINESS SPACE TO LET

UNIT 12A, PARC HOUSE, 25-37 COWLEAZE ROAD, KINGSTON UPON THAMES, KT2 6DZ



SUMMARY

- **1,440 sq ft (133.83 sq m)**
- **Superb loft-style Office Unit with Roof terrace**
- **To Let**
- **Rent: £ 43,200 per annum exclusive**
- **The unit is available on a new internal repairing and insuring lease for a term to be agreed.**

AMENITIES

- **Air conditioning**
- **Amazing roof terrace area**
- **Car Parking space available on separate licence**
- **Close to Kingston Town Centre**
- **Excellent natural light**
- **Fitted kitchen**
- **Flexible internal repairing & insuring lease**
- **Meeting room**
- **Toilet and shower**

020 8547 0850

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

www.martincampbell.co.uk

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 and the main shopping centre are both about two minutes' distance.

DESCRIPTION

Unit 12a forms part of the second floor of Parc House Studios, a multi-occupied business complex. The unit is self-contained and is laid out to provide general office areas plus a meeting room, kitchen, toilets, showers and roof terrace.

ACCOMMODATION

EPC Rating: C-61
Contracted outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
Unit 12a - Offices	1,440 sq ft (133.83 sq m)
Unit 12a - Roof Terrace	190 sq ft (17.66 sq m)
Total	**1,630 sq ft (151 sq m)**

LEASE / TERM

The unit is available on a new internal repairing and insuring lease for a term to be agreed.

RENT

£ 43,200 per annum exclusive

RATES

The premises are listed on the Valuation Office website < https://www.gov.uk/find-business-rates > as Business unit and Premises having a Rateable Value of £20,750 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £10,354.25. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

SERVICE CHARGE

The estimated service charge budget for the year ending 31st March 2025 is £3.25 per sq ft which will include cleaning and lighting of the common parts, repairs, maintenance, buildings insurance and refuse collection.

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
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Property Ref: 1005. Date: 2024