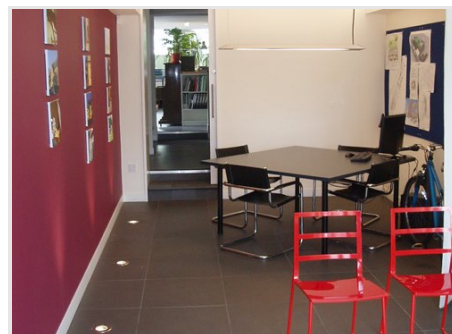
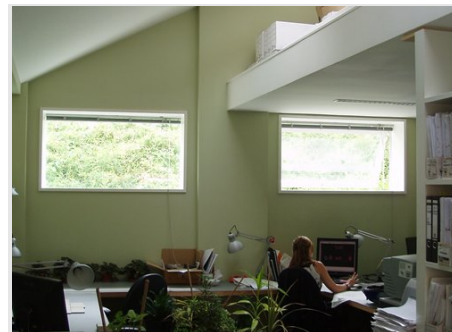


## GROUND FLOOR OFFICES, 116 CANBURY PARK ROAD, KINGSTON UPON THAMES, KT2 6JZ



### SUMMARY

- 1,156 sq ft (107.43 sq m)
- Architect-designed, self-contained ground floor offices
- To Let
- Rent: £31,000 per annum exclusive, subject to contract
- Available on a new full repairing and insuring lease for a term by negotiation contracted outside the security of tenure and compensation provisions (Sections 24-28) of the Landlord and Tenant Act 1954, as amended.

### AMENITIES

- Cat V wiring
- Courtyard garden/breakout area
- Excellent natural light
- Fitted kitchen
- High ceilings
- Highly energy efficient, part solar powered
- Male & female WCs
- Marmoliam hard-wearing flooring
- Open plan accommodation

**020 8547 0850**

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

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



## LOCATION

The premises are situated to the north of Kingston town centre just off the main gyratory system on the south side of Canbury Park Road facing its junction with Elm Road. Kingston Railway Station and the main shopping centre are both within easy walking distance.

## DESCRIPTION

A purpose-designed and built self-contained ground floor office providing high quality, open plan accommodation incorporating many unique features creating a distinctive feel to the accommodation.

## ACCOMMODATION

EPC Rating: C-69

FLOOR	SIZE
Ground floor offices	1,156 sq ft (107.43 sq m)
<b>Total</b>	<b>1,156 sq ft (107 sq m)</b>

## LEASE / TERM

Available on a new full repairing and insuring lease for a term by negotiation contracted outside the security of tenure and compensation provisions (Sections 24-28) of the Landlord and Tenant Act 1954, as amended.

## RENT

£31,000 per annum exclusive, subject to contract

## RATES

The premises are listed on the Valuation Office website < [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) > as Offices and Premises having a Rateable Value of £16,000 payable at 48p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £7,680, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

## VAT

VAT is not applicable

## SERVICE CHARGE

The landlord will levy a small service charge including Buildings Insurance and external maintenance.

## VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson  
020 8547 0850

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

James Haines  
020 8547 0850

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