

## 33 OLD LONDON ROAD, KINGSTON UPON THAMES, KT2 6ND



### SUMMARY

- **1,150 sq ft (106.88 sq m)**
- **Modern First Floor offices**
- **To Let**
- **Rent: £28,500 per annum exclusive**
- **A new full repairing and insuring lease is available for a term to be agreed.**

**A service charge will be levied by the landlord to cover maintenance and upkeep of the main building, roof and common parts, and annual building's insurance.**

### AMENITIES

- **Air conditioning units**
- **Gas fired central heating**
- **Kitchenette**
- **Male & female WCs**
- **Modern ceilings with integral lighting**

**020 8547 0850**

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

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



## LOCATION

Close to Kingston town centre with excellent transport links, retail and restaurant facilities.

## DESCRIPTION

These modern offices are arranged in three areas on the first floor.

## ACCOMMODATION

EPC Rating: E110

FLOOR	SIZE
First floor	1,150 sq ft (106.88 sq m)
<b>Total</b>	<b>1,150 sq ft (107 sq m)</b>

## LEASE / TERM

A new full repairing and insuring lease is available for a term to be agreed.

A service charge will be levied by the landlord to cover maintenance and upkeep of the main building, roof and common parts, and annual building's insurance.

## RENT

£28,500 per annum exclusive

## 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 £13,750 payable at 48p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £6,600, subject to Small Business Rate Relief which will reduce the liability. We recommend that you make your own enquiries of the Valuation Office.

## VAT

VAT is not applicable

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

James Haines  
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