

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



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)
Total	1,150 sq ft (107 sq m)

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 > 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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Crispin d'Albertanson
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