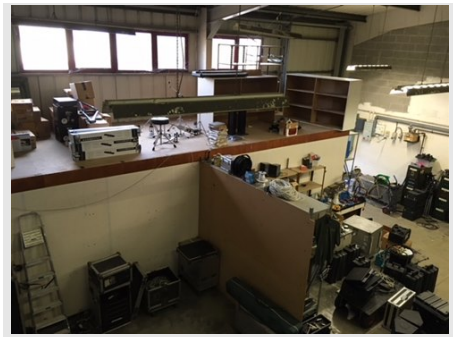
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL / WAREHOUSE FREEHOLD FOR SALE

UNIT 7, THE ASHWAY CENTRE, ELM CRESCENT, KINGSTON UPON THAMES, KT2 6HH



SUMMARY

- **1,970 sq ft (183.09 sq m)**
- **Modern Light Industrial/Warehouse Unit**
- **Close to Kingston town centre**
- **Freehold for Sale**
- **Price: Offers in excess of £575,000 for the freehold interest**

AMENITIES

- **18" minimum Eaves Height**
- **2 car parking spaces**
- **Free standing Mezzanine floor of 370 sq ft**
- **Loading Bay**
- **Low maintenance construction**
- **Office and reception area**
- **Roller shutter loading door**
- **Three phase power**

020 8547 0850

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

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LOCATION

Situated immediately north of Kingston town centre and railway station. The unit forms part of a small trading estate of twelve units, the Ashway Centre, and is approached from Elm Crescent off Canbury Park Road.

DESCRIPTION

A modern end of terrace unit of steel portal frame construction clad with half height facing brick and insulated plastic coated profile steel cladding with plastic coated aluminium framed glazed windows at ground and first floor levels, which provide clear span production/warehouse accommodation. There is a free standing mezzanine floor and an office/reception area partitioned at the front of the unit.

ACCOMMODATION

FLOOR	SIZE
Ground floor gross internal area including office	1,600 sq ft (148.70 sq m)
Free standing Mezzanine floor	370 sq ft (34.39 sq m)
Total	**1,970 sq ft (183 sq m)**

PRICE

Offers in excess of £575,000 for the freehold interest

RATES

The premises are listed on the Valuation Office website < https://www.gov.uk/find-business-rates > as Workshop and Premises having a Rateable Value of £24,500 payable at 49.9p in the £ (UBR 2023/2024). The rates payable for the year ending 31st March 2024 should be £12,226. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

EPC RATING

D-89

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
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Property Ref: 988. Date: 2024