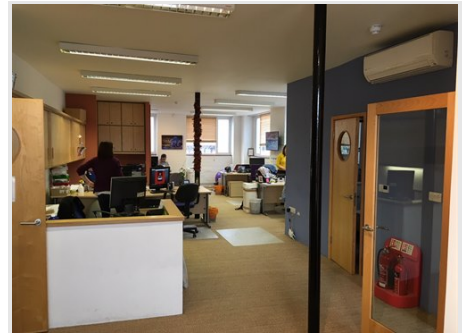
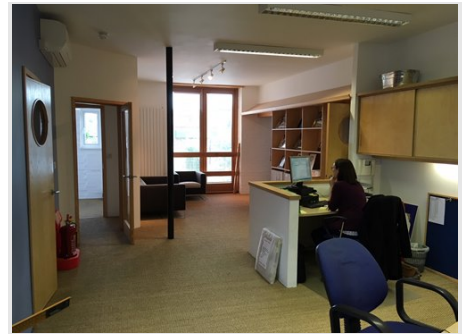


UNIT 11, PARC HOUSE, 25-37 COWLEAZE ROAD, KINGSTON UPON THAMES, KT2 6DZ



SUMMARY

- 1,158 sq ft (107.62 sq m)
- First floor office unit available March 2018
- Well maintained business complex
- To Let
- Rent: £32,000 per annum exclusive
- The unit is available on a new internal repairing and insuring lease for a term of six years.

AMENITIES

- Car Parking spaces available on separate licence
- Close to Kingston Town Centre
- Excellent natural light
- Fitted kitchen
- Flexible internal repairing & insuring lease
- Heating and cooling systems
- Meeting room
- Two toilets and a shower

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Parc House is situated to the north of Kingston Town Centre at the junction of Cowleaze Road and Elm Crescent. Kingston British Rail Station and the main shopping centre are both about two minutes' walking distance.

DESCRIPTION

Unit 11 forms part of the first floor of Parc House, a multi-occupied business complex which has been converted to provide a range of self-contained, open plan studio/office units. The unit is self-contained and is laid out to provide a general office plus a meeting room, fitted kitchen, two toilets and a shower.

ACCOMMODATION

EPC Rating: C-58

Contracted outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended, subject to a mutual option to break at the end of the third year.

FLOOR	SIZE
Unit 11 - 1st floor	1,158 sq ft (107.62 sq m)
Total	1,158 sq ft (108 sq m)

LEASE / TERM

The unit is available on a new internal repairing and insuring lease for a term of six years.

RENT

£32,000 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 £12,839 payable at 48p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £6,162.72. Subject to eligibility, an occupier could claim Small Business Rate Relief and reduce the rates payable significantly.

VAT

VAT is applicable

SERVICE CHARGE

The estimated service charge budget for the year ending 31st March 2019 is £2.57 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
020 8547 0850

crispin@martincampbell.co.uk

James Haines
020 8547 0850

james@martincampbell.co.uk