

## ROOMS 3-5, 1ST FLOOR, 38-42 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SU



### SUMMARY

- 425 sq ft (39.50 sq m)
  - Town Centre Office Suite
  - Flexible lease
  - To Let
- Rent: £12,750 per annum. The rent includes
- service charge and contribution towards maintenance of common parts.
  - Available on a three year lease outside the Landlord & Tenant Act (1954), as amended, subject to mutual options to break at any time on six months' prior written notice after the first year.

### AMENITIES

- 6 Month Break option
- Car parking by separate arrangement
- Central Kingston location
- Close to rail and transport links
- Door entryphone
- Electric heaters
- Feature Victorian fireplace

**020 8547 0850**

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

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



## LOCATION

In the heart of the town centre midway between the railway station and the Bentall Centre.

## DESCRIPTION

Offices arranged in three rooms on the first floor with communal access directly from Fife Road.

## ACCOMMODATION

EPC Rating: E-103

FLOOR	SIZE
Rooms 3-5, 1st Floor	425 sq ft (39.50 sq m)
<b>Total</b>	<b>425 sq ft (39 sq m)</b>

## LEASE / TERM

Available on a three year lease outside the Landlord & Tenant Act (1954), as amended, subject to mutual options to break at any time on six months' prior written notice after the first year.

## RENT

£12,750 per annum. The rent includes service charge and contribution towards maintenance of common parts.

## 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) > having a Rateable Value of £5,100 payable at 4.8p in the £ (UBR 2018/2019). The full rates payable for the year ending 31st March 2019 should be £2,448, but Small Business Rate Relief should result in nil rates for the current rate year. We recommend that you make your own enquiries of Kingston Council.

## VAT

VAT is 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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