

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



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)
Total	425 sq ft (39 sq m)

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 > 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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