

**UNIT 10, CANBURY BUSINESS PARK, ELM CRESCENT, KINGSTON
UPON THAMES, KT2 6HL**



SUMMARY

- **1,250 sq ft (116.17 sq m)**
- **Self-contained 2-Storey Business Unit**
- **Flexible open plan accommodation**
- **To Let**
- **Rent: £31,250 per annum exclusive**
- **The unit is available on a new five year lease.**

AMENITIES

- **4 On-site car parking spaces**
- **Air conditioning unit**
- **Close to Kingston Town Centre & railway station**
- **Double doors for access/loading**
- **Gas fired central heating**
- **Low maintenance two-storey construction**
- **Striking mirrored glass facade**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Forming part of a modern development located just to the north of Kingston town centre. Canbury Business Park is approached from Elm Crescent off Canbury Park Road. Kingston British Rail Station is only a few hundred yards from the site.

DESCRIPTION

Each of the two-storey business units have a striking mirrored glass facade and provides very flexible open plan accommodation fitted principally as offices but which could be easily adapted to production/studio/storage use in any combination required by an occupier.

ACCOMMODATION

EPC rating: E-116

The lease will be contracted outside the security of tenure and compensation provisions (sections 24 - 28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
Ground floor	625 sq ft (58.09 sq m)
First floor	625 sq ft (58.09 sq m)
Total	1,250 sq ft (116 sq m)

LEASE / TERM

The unit is available on a new five year lease.

RENT

£31,250 per annum exclusive

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises Rateable Value £18,250 payable at 49.1p in the £ (UBR 2019/2020). The rates payable for the year ending 31st March 2020 should be £8,961.

VAT

VAT is applicable

SERVICE CHARGE

The service charge which includes landscaping, window cleaning, waste disposal, security and management costs is budgeted at just over £1.00 psf to 31st March 2019.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
020 8547 0850

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