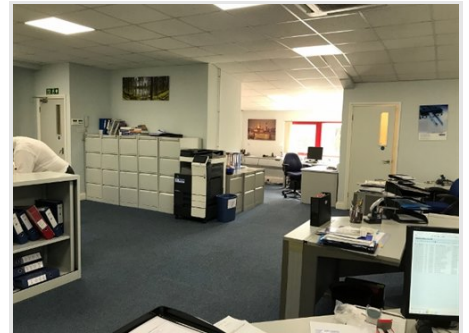


**UNIT 12, THE ASHWAY CENTRE, ELM CRESCENT, KINGSTON UPON
THAMES, KT2 6HH**



SUMMARY

- **3,730 sq ft (346.65 sq m)**
- **Self contained business unit**
- **For Sale or To Let**
 - **Price: Freehold offers in excess of £1.25 million, STC**
- **Rent: £75,000 per annum exclusive**
- **Available on a full repairing and insuring lease for a term to be negotiated from November 2019.**

AMENITIES

- **Air conditioning**
- **Close to Kingston railway station**
- **Electrically operated roller shutter loading door**
- **Fully fitted kitchen/staff area**
- **Ground floor reception and meeting room**
- **Ground floor workshops/storage**
- **High quality first floor offices**
- **Loading bay**
- **On-site car parking**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Situated immediately north of Kingston town centre and railway station. The unit forms part of a purpose-built estate of 12 units which is approached from Elm Crescent off Canbury Park Road.

DESCRIPTION

A semi-detached unit of steel portal frame construction clad with half height facing brick and insulated plastic coated profile steel cladding with plastic coated aluminium framed double glazed windows at ground and first floor levels. At first floor level are high quality fitted offices with a large fitted kitchen and staff area. At ground floor level, there are workshops and storage areas plus a reception and meeting room.

ACCOMMODATION

FLOOR	SIZE
Ground floor - industrial	2,270 sq ft (210.97 sq m)
First floor - offices	1,003 sq ft (93.22 sq m)
Rear kitchen & toilets	457 sq ft (42.47 sq m)
Total	3,730 sq ft (347 sq m)

LEASE / TERM

Available on a full repairing and insuring lease for a term to be negotiated from November 2019.

RENT

£75,000 per annum exclusive

PRICE

Freehold offers in excess of £1.25 million, STC

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Warehouse and premises having a Rateable Value of £39,250 payable at 49.1p in the £ (UBR 2019/2020). The rates payable for the year ending 31st March 2020 should be £19,271.75 subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

EPC RATING

To be confirmed

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
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James Haines
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