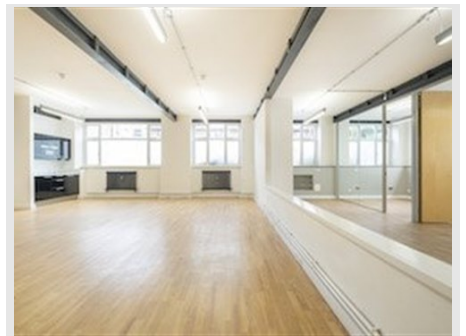


**UNITS 3 & 4B, PARC HOUSE STUDIOS, 25-37 COWLEAZE ROAD,
KINGSTON UPON THAMES, KT2 6DZ**



SUMMARY

- **1,563 sq ft (145.26 sq m)**
- **Ground floor business unit**
- **Creative business space offering flexible accommodation**
- **To Let**
- **Rent: £47,000 per annum exclusive**
- **The unit is available on a new internal repairing and insuring lease for a term to be agreed.**

AMENITIES

- **Car parking (by separate agreement)**
- **Central heating**
- **Close to Kingston Town Centre**
- **Good natural light**
- **Kitchenette & Shower facilities**
- **Landing page: <https://www.kt2offices.co.uk/>**
- **Secure cycle storage**
- **Suitable for a wide variety of E Class uses such as offices, e-commerce, storage, light assembly & lab space**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Parc House Studios 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 within easy walking distance.

DESCRIPTION

Units 3 & 4B form part of the ground floor of Parc House Studios, a multi-occupied business complex which has been converted to provide a range of self-contained, open plan business units. Suitable for a wide variety of E Class uses.

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.

FLOOR	SIZE
Units 3 & 4B	1,563 sq ft (145.26 sq m)
Total	1,563 sq ft (145 sq m)

LEASE / TERM

The unit is available on a new internal repairing and insuring lease for a term to be agreed.

RENT

£47,000 per annum exclusive

RATES

The premises are listed on the Valuation Office website < <https://www.gov.uk/find-business-rates> > as Offices and Premises. Combined Rateable Values: £28,250 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be: £14,096.75.

VAT

VAT is applicable

SERVICE CHARGE

The estimated service charge budget for the year ending 31st March 2024 is £4.03 per sq ft which will include heating, lighting, cleaning of the common parts, repairs, maintenance, buildings insurance and refuse collection.

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson 07710 066 629 crispin@martincampbell.co.uk	James Haines 07767 261 559 james@martincampbell.co.uk
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