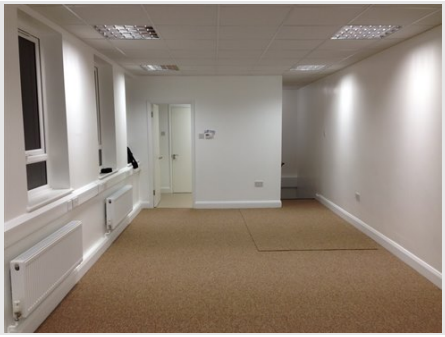
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

FIRST FLOOR, 242A CANBURY PARK ROAD, KINGSTON UPON THAMES, KT2 6LG



SUMMARY

- **388 sq ft (36.06 sq m)**
- **Self contained first floor suite**
- **Close proximity to Kingston town centre**
- **To Let**
- **Rent: £9,500 per annum exclusive**
- **Available on an internal repairing and insuring lease for a term by arrangement.**

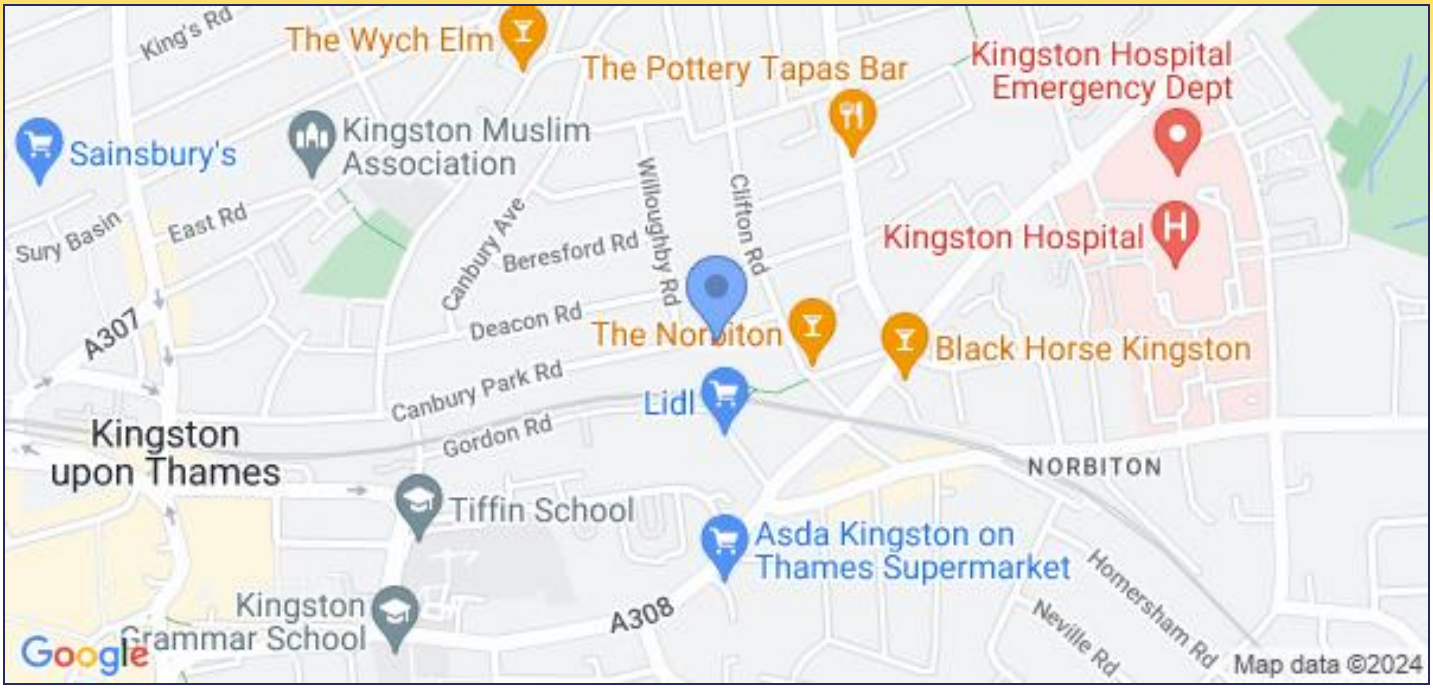
AMENITIES

- **Carpeting throughout**
- **Cat 5 Wiring & Hub**
- **Double glazed UPVC windows & door**
- **Fully fitted kitchenette, WC & wash basins**
- **Gas fired central heating**
- **Hip height trunking**
- **Smoke alarm**
- **Structured wiring**
- **Suspended ceiling with Cat 2 lighting**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

On the south side of Canbury Park Road close to its junction with Willoughby Road in a predominantly residential area, yet 10 minutes walk from Kingston Railway Station and shopping centre benefiting from prime shopping, extensive restaurants and health and fitness facilities.

DESCRIPTION

The accommodation comprises a self-contained open plan first floor office above a vehicle repair workshop.

ACCOMMODATION

Contracted outside the security of tenure and compensation provisons (Sections 24 to 28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
First floor	388 sq ft (36.06 sq m)
Total	**388 sq ft (36 sq m)**

LEASE / TERM

Available on an internal repairing and insuring lease for a term by arrangement.

RENT

£9,500 per annum exclusive

RATES

To be re-assessed. Subject to eligibility, an occupier could qualify for 100% Small Business Rate Relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

EPC RATING

D-100

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:

Crispin d'Albertanson
07710 066 629
crispin@martincampbell.co.uk

James Haines
07767 261 559
james@martincampbell.co.uk

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Property Ref: 955. Date: 2024