

ROOMS 1, 8, 11 & 12, 38-42 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SU



SUMMARY

- 140 to 365 sq ft (13.01 to 33.92 sq m)
- Town Centre Office Units
- Flexible leases
- Rent: From £2,800 per annum. The rents are fully inclusive of electricity & service charges.
- Available on three year leases 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

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

In the heart of Kingston town centre midway between the railway station and the Bentall Centre.

DESCRIPTION

Four individual offices arranged on the first, second and third floors with communal access directly from Fife Road. Car parking spaces may be available on separate licences at £1,500 plus VAT per space, per year.

ACCOMMODATION

RENTS: Room 1 - £8,625 per annum. Room 8 - £8,250 per annum. Room 11 - £2,800 per annum. Room 12 - £4,500 per annum.

FLOOR	SIZE
Room 1 - 1st Floor	345 sq ft (32.06 sq m)
Room 8 - 2nd Floor	365 sq ft (33.92 sq m)
Room 11 - 3rd Floor	140 sq ft (13.01 sq m)
Room 12 - 3rd Floor	225 sq ft (20.91 sq m)
Total	1,075 sq ft (100 sq m)

LEASE / TERM

Available on three year leases 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

From £2,800 per annum. The rents are fully inclusive of electricity & service charges.

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises. For the year ending 31st March 2021, all tenants should be able to claim Small Business Rate Relief meaning there would be no rates payable.

VAT

VAT is applicable

EPC RATING

Room 1 - D100, Room 8 - F140, Room 11 - E101, Room 12 - G246

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
020 8547 0850
james@martincampbell.co.uk

Crispin d'Albertanson
020 8547 0850
crispin@martincampbell.co.uk