

**6 BRIDLE CLOSE, SURBITON ROAD, KINGSTON UPON THAMES, KT1  
2JW**



**SUMMARY**

- 469 to 938 sq ft (43.59 to 87.17 sq m)
- Modern offices
- Rent: First floor: £15,000 per annum including service charge rising annually in accordance with RPI. Entire building : New FRI lease at a rent of £25,000 pax. Car parking £1,250 per annum per space.
- Annual renewable licence.

**AMENITIES**

- 15 minutes' walk to Surbiton Station (Google Maps)
- 2 Car parking spaces on separate licences
- Carpeted throughout
- Door entry phone system
- Gas fired central heating
- Kitchenette
- Landscaped communal gardens

**020 8547 0850**

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

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## LOCATION

The property is located in a modern development of linked small office buildings in a cul-de-sac off Surbiton Road, mid-way between Kingston upon Thames and Surbiton town centre, within easy walking distance of local shops and the River Thames Riverside Walk.

## DESCRIPTION

The entire first floor of this purpose-built, two storey, self-contained, semi-detached office building comprising two rooms and WC or the entire building.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	469 sq ft (43.59 sq m)
First floor offices	469 sq ft (43.59 sq m)
<b>Total</b>	<b>938 sq ft (87 sq m)</b>

## LEASE / TERM

Annual renewable licence.

## RENT

First floor: £15,000 per annum including service charge rising annually in accordance with RPI. Entire building : New FRI lease at a rent of £25,000 pax. Car parking £1,250 per annum per space.

## RATES

The first floor will need to be independently re-assessed for rates but, based on the Valuation Office Summary Valuation, we estimate the Rateable Value to be approximately £10,000 payable at 49.9p in the £ (UBR 2021/2022). Therefore we estimate the rates payable for the year ending 31st March 2022 should be £4,990. Subject to eligibility, the premises would qualify for 100% Small Business Rate Relief. The entire property is assessed as Offices and Premises Rateable Value £20,000 at 49.9p in the £ (UBR 2021/2022). Actual rates payable should be £9,980 per annum.

## VAT

VAT is applicable

## EPC RATING

C-70

## VIEWING

Viewing strictly by prior appointment with the agent:

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James Haines  
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