

## 51 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SF



### SUMMARY

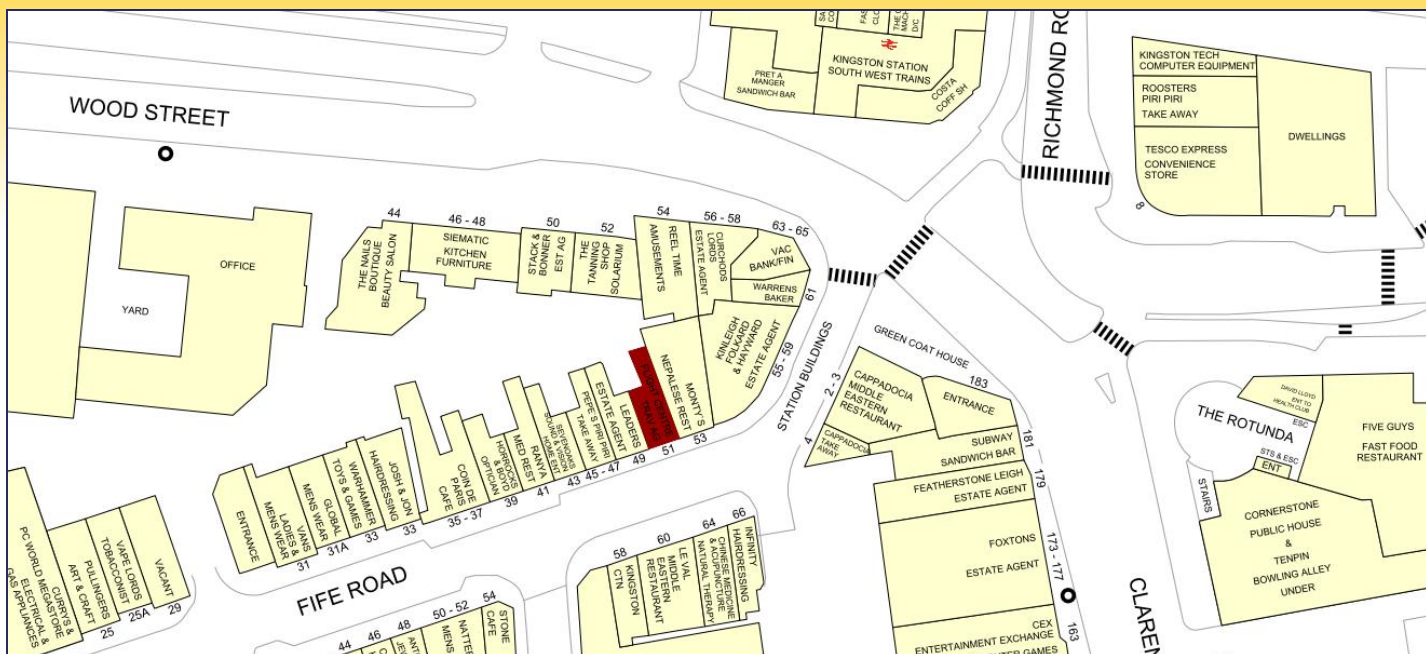
- 765 sq ft (71.10 sq m)
- First & second floor Offices
- Close to Kingston railway station & town centre
- Rent: £16,500 per annum exclusive
- Available on a new full repairing and insuring lease for a term to be agreed.



**020 8547 0850**

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

[www.martincampbell.co.uk](http://www.martincampbell.co.uk)



## LOCATION

Situated within Kingston town centre on the north side of Fife Road which is a busy, secondary trading street running between Kingston railway station and the Bentall Centre.

## DESCRIPTION

Offices arranged on first and second floors with kitchenette and toilet. Fife Road is the main thoroughfare from the railway station into the town centre and is populated with restaurants, cafes and trendy retailers like Natterjacks. The office is minutes away from The Bentall Centre, Marks & Spencer, John Lewis and various banks and building societies. Up to three car parking spaces available by separate agreement at a cost of £1,500 per annum per space.

## ACCOMMODATION

FLOOR	SIZE
First floor offices	435 sq ft (40.43 sq m)
Second floor offices	330 sq ft (30.67 sq m)
<b>Total</b>	<b>765 sq ft (71 sq m)</b>

## LEASE / TERM

Available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£16,500 per annum exclusive

## RATES

To be re-assessed, but it is likely there would be NIL rates payable subject to confirmation of Small Business Rates Relief.

## VAT

VAT is not applicable

## EPC RATING

D-78

## VIEWING

Viewing strictly by prior appointment with the agent:

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

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