

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



SUMMARY

- 942 sq ft (87.55 sq m)
- Two storey self-contained office building
- Quiet courtyard setting
- Rent: £25,000 per annum exclusive
- Available on a new full repairing and insuring lease for a term to be agreed.

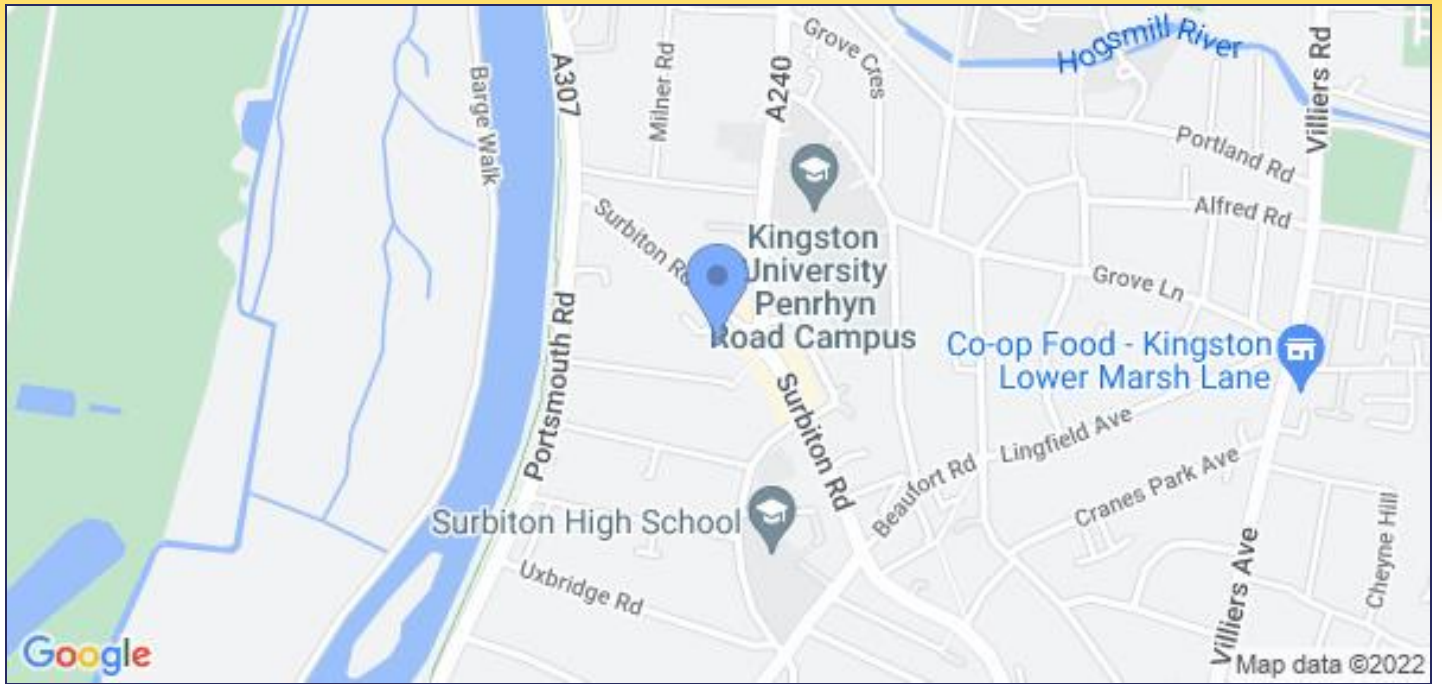
AMENITIES

- 15 minutes' walk to Surbiton Station (Google Maps)
- 2 Car parking spaces
- 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

www.martincampbell.co.uk



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

Purpose-built, two storey, self-contained, semi-detached office building in a quiet courtyard setting.

ACCOMMODATION

FLOOR	SIZE
Ground floor	471 sq ft (43.77 sq m)
First floor	471 sq ft (43.77 sq m)
Total	942 sq ft (88 sq m)

LEASE / TERM

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

RENT

£25,000 per annum exclusive

RATES

There is a combined assessment for Units 8 and 9 so the assessment will have to be split. We estimate business rates payable for Unit 9 for the year ending 31st March 2022 will be approaching £10,000 per annum.

VAT

VAT is applicable

EPC RATING

C-63

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
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