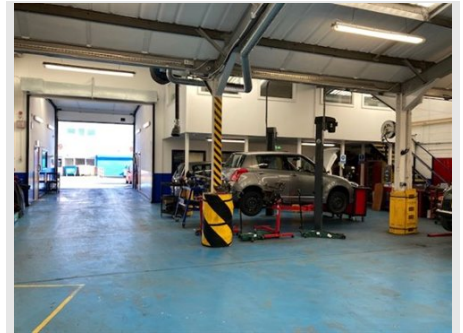


22 RED LION BUSINESS CENTRE, SURBITON, KT6 7QD



SUMMARY

- 6,425 sq ft (597.12 sq m)
- Vehicle workshops & MOT Testing Station
 - Fully fitted 4 post Single Man MOT testing ramp. Plant & equipment available by separate negotiations
- Rent: £80,000 per annum exclusive
- Available on a new full repairing and insuring lease for a term by negotiation.

AMENITIES

- 17 Parking spaces
- Air conditioning to reception & staff areas
- Alarm system
- Covered cycle parking
- External vehicle washing bay with interceptors
- Full height electric roller shutter door
- Gas fired space heaters in workshop
- Roof ventilation system
- Three phase electricity

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Red Lion Business Centre is a well established trading estate situated just off the main A3 arterial route in between the intersections with the A240 Ewell Road and A243 Hook Road. Mainline rail services at Tolworth and Surbiton connect to London Waterloo with journey times of 35 minutes and 20 minutes respectively.

DESCRIPTION

A mid-terrace industrial unit of steel frame construction with insulated profile steel cladding under a pitched roof incorporating translucent panels. The unit is currently used as a vehicle repair workshop and MOT testing station providing a main open plan workshop plus reception, staff area, meeting room, toilets and shower with two further offices at Mezzanine level. The plant and equipment is available as a whole by separate negotiation and a full inventory is available upon request.

ACCOMMODATION

FLOOR	SIZE
Ground floor (workshop)	4,355 sq ft (404.74 sq m)
Reception/staff areas	1,540 sq ft (143.12 sq m)
Mezzanine (offices)	530 sq ft (49.26 sq m)
Total	6,425 sq ft (597 sq m)

LEASE / TERM

Available on a new full repairing and insuring lease for a term by negotiation.

RENT

£80,000 per annum exclusive

RATES

The property is listed on the Valuation Office website < <https://www.gov.uk/find-business-rates> > as Vehicle Repair Workshop and Premises having a Rateable Value of £49,000 payable at 49.9p in the £ (UBR 2022/2023). The rates payable for the year ending 31st March 2023 should be £24,451.

VAT

VAT is applicable

EPC RATING

C-59

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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James Haines
07767 261 559

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