

TO LET

A RANGE OF OFFICE SUITES

VINE HOUSE, 143 LONDON ROAD, KINGSTON UPON THAMES KT2 6NH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OFFICE SUITES IN PERIOD OFFICE BUILDING OF CONSIDERABLE CHARACTER**
- **CONVENIENTLY LOCATED FOR KINGSTON TOWN CENTRE AND STATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

VINE HOUSE, KINGSTON UPON THAMES KT2 6NH

LOCATION

The property is conveniently located on the London Road (A308) on the edge of Kingston town centre.

Kingston main line railway station is situated approximately 600 metres to the west of the property and Norbiton station is approximately 800m to the east, both provide regular services to London Waterloo in around 30 minutes.

Kingston is well known for its retail and leisure offering with the benefit of being positioned on the banks of the River Thames and in close proximity to both Richmond Park and Bushy Park.

DESCRIPTION

Vine House is a self contained period building which has been fully refurbished to a high standard.

TENURE

Available on a new lease for a term by arrangement.

AMENITIES

- Security coded access
- Telephone entry system
- Alarm
- Perimeter trunking
- Gas central heating
- Air conditioning
- Carpeting
- Shared male & female WC's
- Shower
- Kitchen
- Licenced parking may be available nearby (by separate arrangement)

ENERGY PERFORMANCE RATING

Energy rating: D98

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

	SQ. M	SQ. FT	RENT PA	RATEABLE VALUE 2023	SERVICE CHARGE PA
Suite 3—Ground floor	30.0	323	£7,429	£4,550	£807.50
Suite 11—First Floor	70.3	756	£17,388	TBC	£1,890.00
Second Floor	135.5	1,458	£33,534	£18,750	£3,645.00

The service charge includes maintenance of communal areas and buildings insurance.

Utilities are charged pro rata and currently equate to approximately £2.25 psf.

* SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable