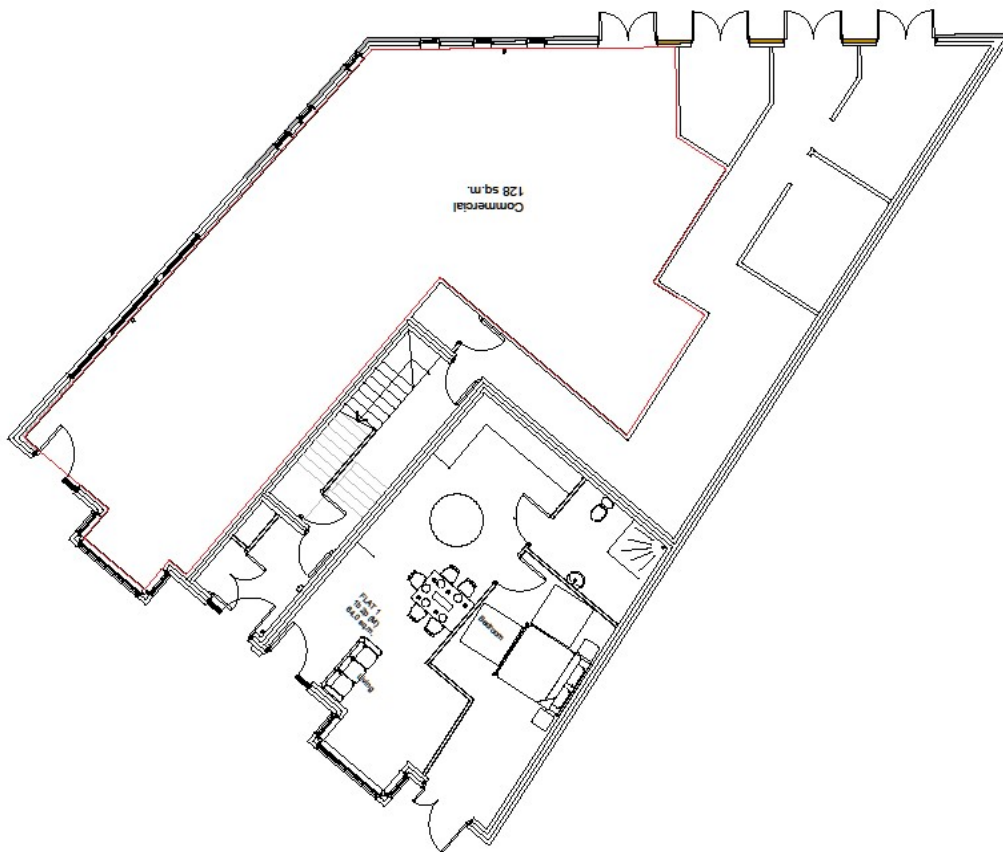


TO LET/FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

128 SQ. M (1378 SQ. FT) GIA

1A MANORGATE ROAD, KINGSTON UPON THAMES, KT2 7AW



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **NEW BUILD GROUND FLOOR COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES**
- **1 PARKING SPACE**
- **SHELL CONDITION READY FOR FIT OUT**
- **3 PHASE POWER**
- **NEW LEASE**

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.

1A MANORGATE ROAD, KT2 7AW

LOCATION

The property is located in Manorgate Road, Kingston upon Thames, just off the A308 London Road.

Norbiton Station is approximately 4 minutes walk and Kingston station and town centre is just over half a mile, both providing direct train links to London Waterloo.

For road communications the A3 is approximately 2.5 miles providing access into central London.

DESCRIPTION

The property is located on the ground floor and forms part of a new build four storey mixed use development.

The property is suitable for a variety of commercial uses which would fall within Class E to include office and medical uses. Alternative uses considered, subject to landlords consent.

The property can be offered in a shell condition with capped off services ready for a tenants fit out or alternatively fitted to an agreed specification, subject to terms agreed.

TENURE

1. Available on a new occupational lease with terms to be agreed.
2. New 999 year lease for sale

RENT

£35,000 per annum

PRICE

Further details upon request dependant upon whether shell and core or fully fitted to agreed specification.

BUSINESS RATES

The property is yet to be assessed for business rates purposes.

VIEWING

Strictly by appointment through Sole Agents.

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



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

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