

# TO LET

126.1 SQ. M (1357 SQ. FT) APPROX.

**46 - 48 WOOD STREET, KINGSTON UPON THAMES KT1 1UW**

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **GROUND FLOOR CLASS E UNIT**
- **EXTENSIVE FRONTAGE**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E**
- **CLOSE PROXIMITY TO KINGSTON RAILWAY STATION AND BENTALLS CAR PARKING**

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.

# 46 - 48 WOOD STREET, KT1 1UW

## LOCATION

The property is located on Wood Street, immediately opposite Kingston mainline railway station. Bentalls shopping centre and car park can be accessed from Wood Street and the busy retail thoroughfares of Fife Road and Dolphin Street are in close proximity.

## DESCRIPTION

The property comprises an open plan ground floor showroom/office with fully fitted WC/shower room and kitchenette and benefitting from a tiled floor and AC/heating unit.

Externally there are two stores within a covered terrace/delivery area and there is loading via metal roller shutters at raised ground floor level.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor	126.11 sq. m	1357 sq. ft
External Stores	6.69 sq. m	72 sq. ft

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£45,000 per annum  
VAT is applicable.

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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## BUSINESS RATES

2023 Rateable Value: £33,750

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: A25

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

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