

FLEXIBLE OFFICE SPACE TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

CANBURY BUSINESS PARK,
ELM CRESCENT, KINGSTON UPON THAMES KT2 6HJ



Sneller Commercial
Bridge House
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020 8977 2204 Teddington
020 8547 0850 Kingston

- **CLOSE TO KINGSTON CENTRE AND RAILWAY STATION**
- **DOUBLE DOORS FOR ACCESS/LOADING**
- **FLEXIBLE OPEN PLAN ACCOMMODATION**
- **SELF-CONTAINED 2 STOREY BUSINESS UNITS**
- **ON-SITE 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.

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CURRENT AVAILABILITY

Unit	Area Sq. ft	Rent pa Exclusive VAT is applicable	Services Charge Approx. PA
1 & 2	2,500	£50,000	£3,625
10	(Ground Floor) 625 (First Floor) 625	£25,000	£1,812.50

The service charge includes landscaping, window cleaning, waste disposal, security and management cost is budgeted at just over £1.45 per sq. ft.

LOCATION

Forming part of a modern development located just to the north of Kingston town centre. Canbury Business Park is approached from Elm Crescent off Canbury Park Road. Kingston British Rail Station is only a few hundred yards from the site.

DESCRIPTION

These two-storey business units have a striking mirrored glassed facade and providing very flexible open plan accommodation fitted principally as offices but which could be easily adapted to production/studio/storage use in any combination required by an occupier.

LEASE TERMS

The units are available on a new lease expiring September 2029 subject to a mutual break from September 2027 upon six months' notice.

ENERGY PERFORMANCE RATING

Unit 1 & 2: C53

Unit 10: C68

A copy of the certificate is available on request.

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.

BUSINESS RATES

Units 1 & 2:

Rateable Value: £38,750

Rates payable: £18,787 approx.

Unit 10:

Rateable Value: £23,500

Rates payable: £11,726.50 approx.

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

VIEWINGS

Strictly by appointment through sole agents.

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