

TO LET

36.06 sq. m (388 sq. ft) approx.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

FIRST FLOOR, 242A CANBURY PARK ROAD, KINGSTON UPON THAMES KT2 6LG



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddington
020 8547 0850 Kingston

- **SELF-CONTAINED, OPEN-PLAN FIRST-FLOOR SUIT**
- **CLOSE PROXIMITY TO KINGSTON TOWN CENTRE**
- **AVAILABLE ON AN INTERNAL REPAIRING AND INSURING LEASE FOR A TERM BY ARRANGEMENT**

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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KT2 6LG

LOCATION

On the south side of Canbury Park Road close to its junction with Willoughby Road in a predominantly residential area, yet 10 minutes walk from Kingston Railway Station and shopping centre benefiting from prime shopping, extensive restaurants and health and fitness facilities.

DESCRIPTION

The accommodation comprises a self-contained open plan first floor office above a vehicle repair workshop.

ACCOMMODATION

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

First floor 388 sq ft (36.06 sq m)

AMENITIES

- Carpeting throughout
- Cat 5 Wiring & Hub
- Double glazed UPVC windows & door
- Fully fitted kitchenette, WC & wash basins Gas fired central heating
- Hip height trunking
- Smoke alarm
- Structured wiring Suspended ceiling with Cat 2 lighting

TENURE

Available on an internal repairing and insuring lease for a term by arrangement.

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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RENT

£9,500 per annum exclusive + VAT

BUSINESS RATES

To be re-assessed. Subject to eligibility, an occupier could qualify for 100% Small Business Rate Relief. We recommend that you make your own enquiries of the Valuation Office.

ENERGY PERFORMANCE RATING

Energy Rating: D 100

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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