

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

100.4 sq. m (1080 sq. ft) approx.

FIRST FLOOR, 50 FAIRFIELD NORTH, KINGSTON UPON THAMES KT1 2QY



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT
www.snellers.com**

**020 8977 2204
020 8547 0850**

- **PROMINENT OFFICE BUILDING**
- **FIRST FLOOR OFFICES WITH DEDICATED GROUND FLOOR ENTRANCE**
- **KINGSTON TOWN CENTRE**
- **NEW LEASE AVAILABLE**

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.

50 FAIRFIELD NORTH. KT1 2QY

LOCATION

The property is located on the corner of Fairfield North and Old London Road, which provides direct access into Kingston town centre with its variety of retailers, restaurants and coffee shops.

Kingston railway station is approximately half a mile with direct trains to London Waterloo.

DESCRIPTION

The offices are located on the first floor of this prominent modern building and benefit from floor to ceiling height windows providing excellent natural light. The offices are currently partitioned to provide private offices/meeting rooms.

- Air conditioning units
- Dedicated ground floor entrance
- Entryphone
- Male & female WC's

ACCOMMODATION

The office has the following approximate net internal floor area:-

100.4 sq. m (1080 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£22,500 per annum (No VAT applicable)

SERVICE CHARGE

£2,877 for the year ending June 2024

BUSINESS RATES

2023 Rateable Value: £26,000

ENERGY PERFORMANCE RATING

Energy Rating: E50

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

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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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