

FOR SALE OR TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

OFFICES IN BRAND NEW DEVELOPMENT

OAK MEWS, 14A PARK ROAD, KINGSTON UPON THAMES, KT2 6FL



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddinton
020 8547 0850 Kingston

- **ATTRACTIVE MEWS-STYLE DESIGN**
- **FLEXIBLE OPEN PLAN LAYOUT**
- **ON SITE CAR PARKING AVAILABLE**
- **PRIVATE COURTYARD GARDEN**
- **SECURE BICYCLE STORAGE**
- **A WIDE VARIETY OF E CLASS USES**

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.

OAK MEWS, 14A PARK ROAD, KINGSTON UPON THAMES

LOCATION

Forming part of a new build mixed-use development to the north east of Kingston town centre, on the east side of Park Road close to its junction with Kingston Hill (A308). Norbiton Railway Station (British Rail) is close by with trains to London Waterloo and Kingston town centre.

DESCRIPTION

Oak Mews offers ground floor, open plan office accommodation with potential for a wide variety of alternative uses including sales. Medical Clinic, light assembly and storage, subject to planning permission. Available as a whole or can be split into three individual units.

ACCOMMODATION

Floor	Sq. M	Sq. Ft
Unit 1	113.38	1,220
Unit 2	110.04	1,184
Unit 3	253.72	2,730
Total	477.00	5,134

TENURE

Available on a new full repairing and insuring lease for a term by negotiation

RENT £30 per sq. ft + VAT

PRICE £400 per sq. ft + VAT

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

To be assessed.

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole agents.

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