

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

71.10 sq. m (765 sq. ft) approx.

51 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SF



- **SELF CONTAINED FIRST & SECOND FLOOR OFFICES**
- **AVAILABLE ON A NEW FULL REPAIRING AND INSURING LEASE FOR A TERM TO BE AGREED**
- **CLOSE TO KINGSTON RAILWAY STATION & TOWN CENTRE**

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

www.snellers.com

**020 8977 2204 Teddington
020 8547 0850 Kingston**

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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LOCATION

Situated within Kingston town centre on the north side of Fife Road.

Fife Road is the main thoroughfare from Kingston railway station into the town centre and is populated with restaurants, cafes and retailers including Natterjacks and Sports Direct.

DESCRIPTION

The offices are arranged on first and second floors with fitted kitchen and toilet. Benefits include AC units, fully carpeted, electric water heater and window blinds.

Up to three car parking spaces are available by separate agreement at a cost of £1,500 per annum per space.

ACCOMMODATION

The premises have the following approximate net internal floor areas:-

	SQ. FT	SQ. M
First floor	435	40.4
Second floor	330	30.7
Total	765	71.1

TENURE

Available on a new full repairing and Insuring lease for a term to be agreed.

RENT

£15,000 per annum. VAT is not applicable.

BUSINESS RATES

2023 Rateable Value: £13,500

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

ENERGY PERFORMANCE RATING

Energy Rating: D 78

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com



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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