

TOWN CENTRE OFFICES TO LET

100 LONDON RD, KINGSTON UPON THAMES KT2 6PX

5,420 SQ FT (503.53 SQ M) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The site is prominently situated on the south side of London Road, close to its junction with Albert Road, in the centre of Kingston upon Thames.

Kingston main line railway station is situated approximately 600 metres to the west of the property and Norbiton station is approximately 800m to the east, both provide regular services to London Waterloo in around 30 minutes.

Kingston is well known for its retail and leisure offering with the benefit of being positioned on the banks of the River Thames and in close proximity to both Richmond Park and Bushy Park.

DESCRIPTION

The property comprises the whole second floor of this four storey building, providing flexible open plan office accommodation.

The property benefits from 3 partitioned meeting rooms, a kitchenette / breakout area and, in the current layout, enough space for approximately 90 workstations.

There are male and female toilets on each floor as well as showers and a disabled WC on the ground floor.



AMENITIES

- Comfort cooling
- Manned reception
- Carpeting
- Suspended ceiling
- Recessed lighting
- Cat 5 cabling
- Attractive glass partitioned meeting rooms
- Kitchenette
- 2 x 8 person passenger lifts
- Male, female & disabled WCs
- Shower facilities
- Secure parking

ACCOMMODATION

The offices have the following approximate net internal floor area:

5,420 SQ FT (503.53 SQ M) APPROX.

TENURE

The offices are offered by way of a sub lease for a term to be agreed.

RENT

£23.50 per square foot

BUSINESS RATES

The second floor will need to be separately assessed.

Based on the 2017 Rateable Value for the whole building, the second floor is likely to be rated at £69,269

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

ENERGY PERFORMANCE RATING

Energy Rating: C68



VIEWING

Strictly by appointment through
Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS *
* BUILDING SURVEYS * PROPERTY INVESTMENTS ***

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.