

FLEXIBLE BUSINESS SPACE AVAILABLE

Suitable for a variety of CLASS E USES with parking

189 TO 2,106 SQ FT (17.55 TO 195.65 SQ M)

TO LET

TWO UNITS JUST LET



**PARC HOUSE STUDIOS & THE FACTORY
COWLEAZE ROAD, KINGSTON UPON THAMES KT2 6DZ**



LOCATION

The premises are situated close to Kingston Mainline Station (fast train to London Waterloo in 31 minutes) and within a short walk of Kingston Town Centre. The car park entrance is accessed off Cowleaze Road at its junction with Elm Crescent.

DESCRIPTION

Parc House studios is a multi-let business community providing various units ranging from self-contained to open plan studio/office. Available for a variety of different uses including offices, Therapy uses and other business uses.

AMENITIES

- ◆ BT and Virgin Mbps fibre line in building
- ◆ Close to Kingston Station and Town Centre
- ◆ WC's and kitchen areas
- ◆ On site parking by separate agreement
- ◆ Secure cycle storage

VAT

The premises are VAT registered and VAT will be payable on all sums.

EPC

Upon application



LEASE AGREEMENTS

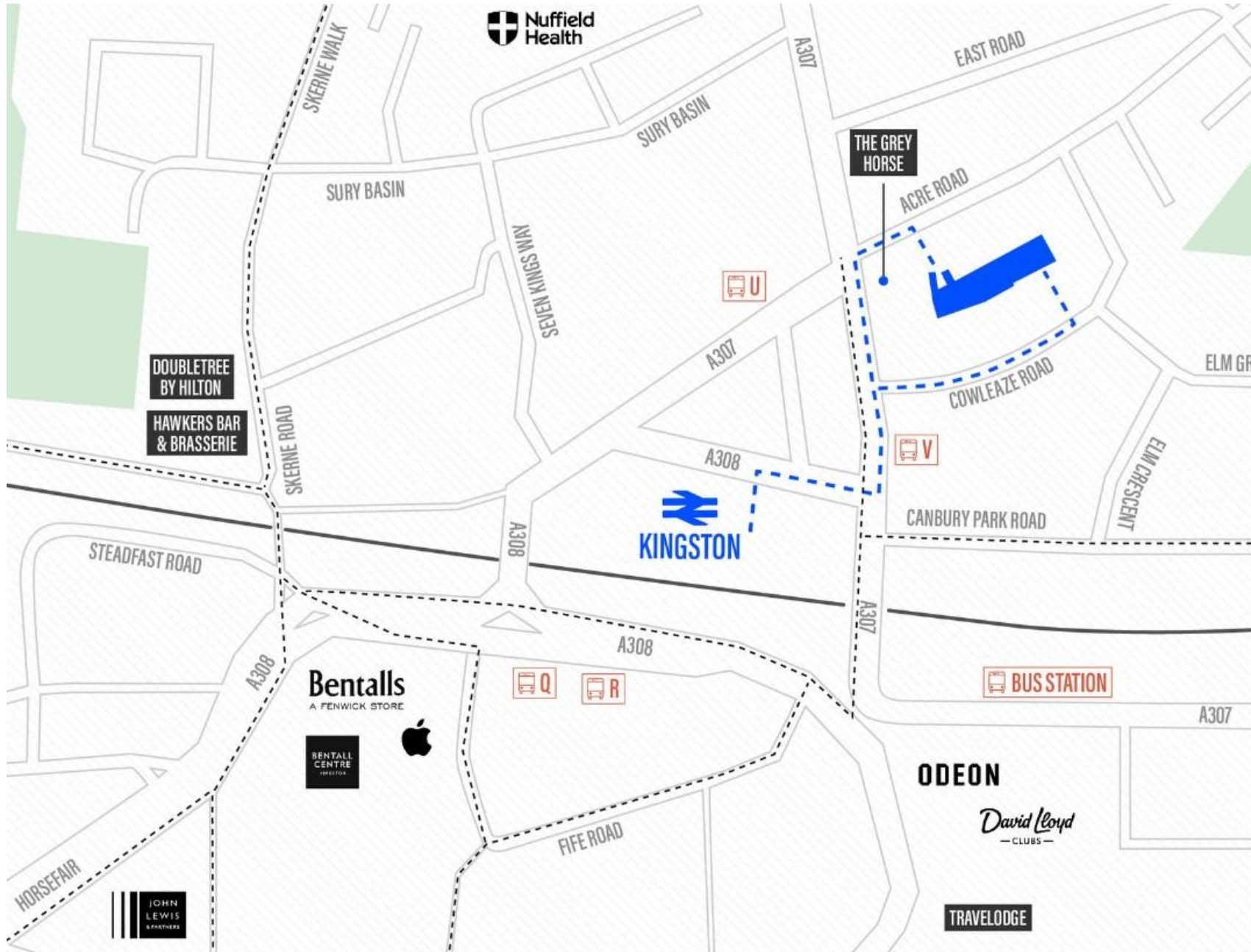
The landlord is able to move very swiftly to get you into your office and the premises are available to let on a new full repairing and insuring lease for a term to be agreed.

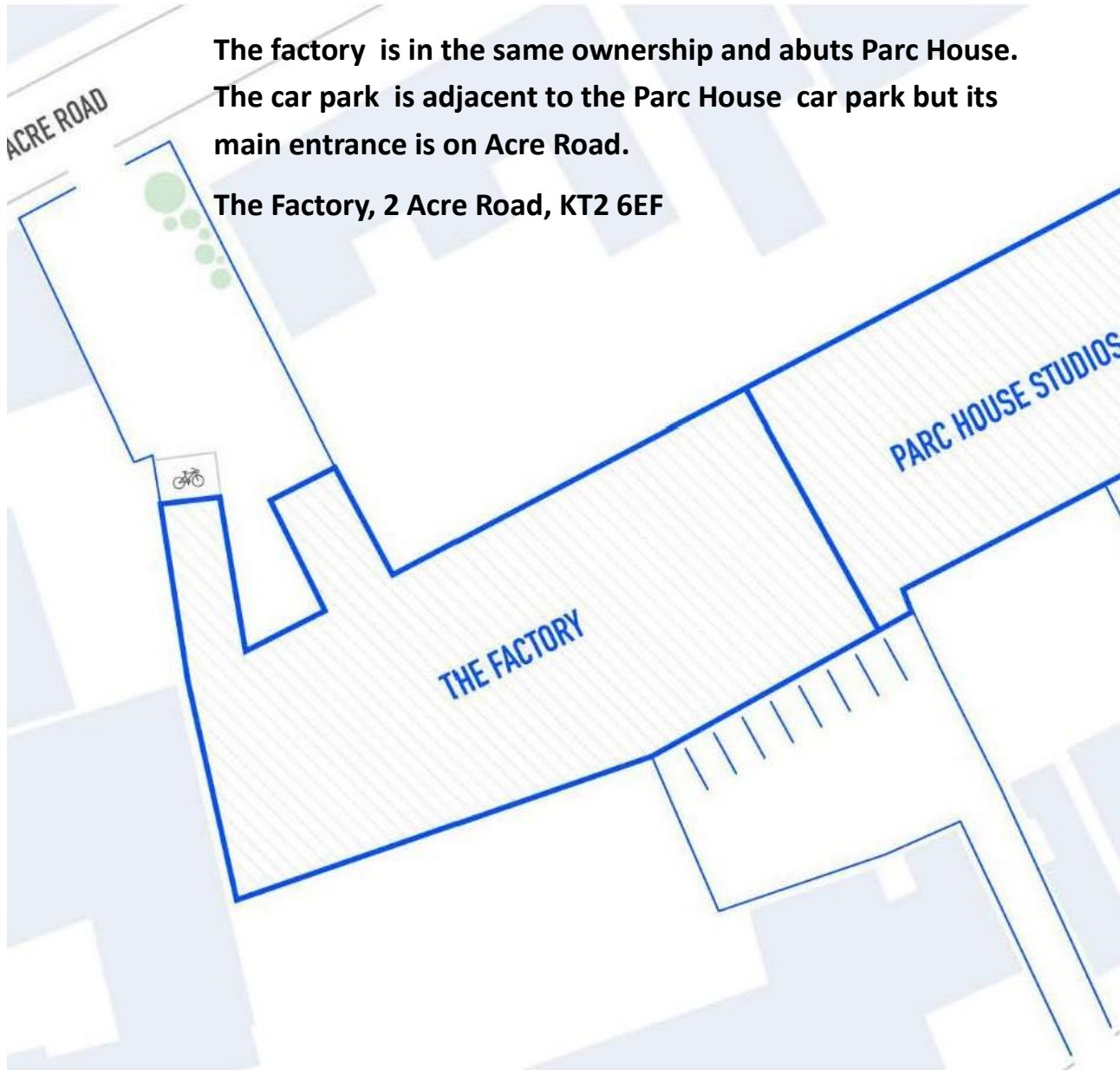
All agreements to be held outside the security of tenure and compensation provisions of the LL&T Act 1954 Part 2 as amended.

SERVICE CHARGE

Low service charge please enquire for full details.







The factory is in the same ownership and abuts Parc House.
The car park is adjacent to the Parc House car park but its
main entrance is on Acre Road.

The Factory, 2 Acre Road, KT2 6EF



COWLE

UNIT	APROX. SIZE SQ FT	£ RENT PAX	COMMENTS
Parc House, KT2 6DZ			
Unit 1, Ground Floor - NOW LET	1,242	34,155	Self contained with kitchenette, WC's & shower
Unit 4a, Ground Floor - Now Under offer	305	9,150	Ground floor office
Unit 5, First Floor	189	5,670	First floor office
Unit 6/7 First Floor	292	8,760	First floor office
Unit 10, First Floor	905	25,200	First floor office
Unit 11, First Floor	1,201	36,030	Self contained with kitchenette & WC's & Comfort Cooling
Unit 10/11 Combined—First Floor	2,106	61,230	First floor office with self contained kitchenette & WC's
Unit 12a, Second Floor	1,294	38,820	Self contained with kitchenette, WC's, shower & comfort cooling feature roof terrace
The Factory, KT2 6EF			
Unit 5, Ground Floor - NOW LET	640	17,500	Self contained with WC & shower
Unit 9, Ground Floor	619	19,845	Self contained with kitchenette, WC & shower

Full details of business rates, service charge and insurance upon application



VIEWING - Strictly by appointment through joint sole agents:

ANDY ARMIGER
020 8481 4741
andy@cattaneo-commercial.co.uk

TIM WILKINSON
020 8481 4745
tim@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk



Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.