

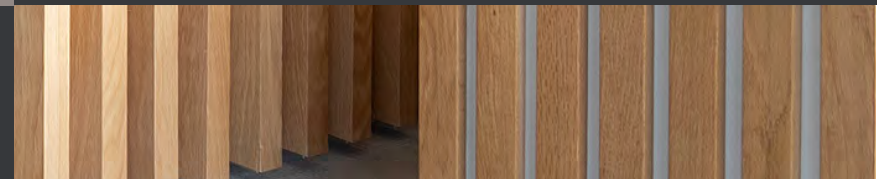
HANOVER HOUSE

76 COOMBE ROAD, NORBITON, KINGSTON-UPON-THAMES KT2 7AZ



REFURBISHED COMFORT COOLED
OFFICE FLOOR WITH PARKING
ADJOINING NORBITON RAILWAY STATION

1,832 - 4,537 SQ FT
(170.2 - 421.5 SQ M) APPROX
TO LET



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DESCRIPTION

Hanover House is now fully refurbished with a striking new main entrance and reception area along with new shower facilities. In addition, all windows have been replaced throughout the building and further external enhancements have also been carried out, including new signage.

The available accommodation comprises the entire first floor of this modern four-storey building which provides open plan comfort cooled offices with a tea station and which benefits from good natural light and on-site parking. The floor can easily be split into two wings.





AMENITIES

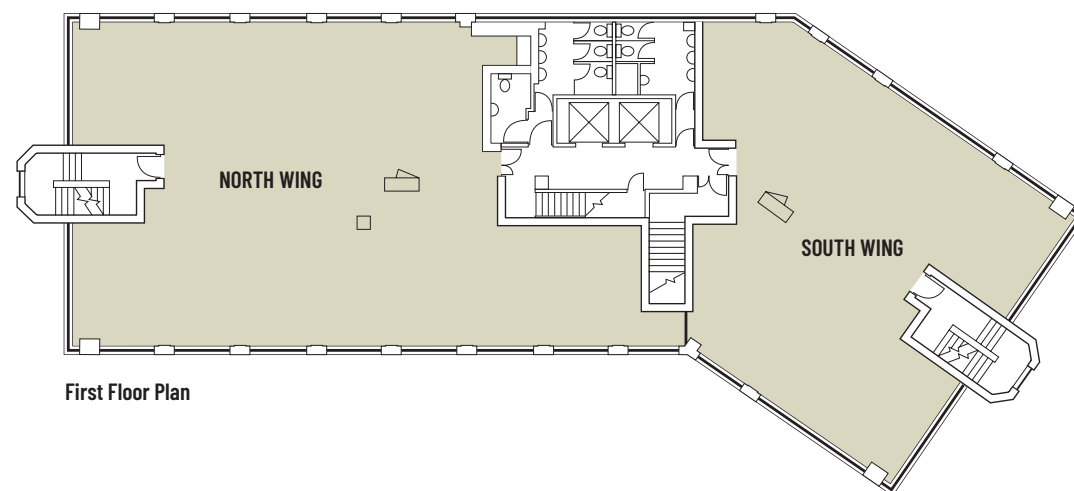
- + New impressive main entrance
- + New fitted carpets
- + Suspended ceilings with recessed LED lighting
- + New double glazed windows
- + New prestigious ground floor reception
- + Refurbished shared male and female WCs
- + Tea station
- + New 3 compartment perimeter trunking
- + Ceiling mounted comfort cooling/heating cassette units
- + Two refurbished 6 person passenger lifts
- + Disabled WC (first floor)
- + New shower facilities
- + 6 on-site car parking spaces
- + EPC Rating: C(57)



ACCOMMODATION

The first floor comprises the following net internal floor areas:

WING	SQ FT	SQ M	CAR PARKING
North Wing	2,705	251.3	4
South Wing	1,832	170.2	2
Total	4,537	421.5	6



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LOCATION

Hanover House is situated approximately 1 mile from Kingston town centre and is immediately adjacent to Norbition railway station which is a main commuter line providing a frequent rail service to London Waterloo (approx. journey time 26 minutes).

Well located for easy access to central London, the A3 Kingston by-pass and the main motorway networks, including Heathrow and Gatwick airports. There is an excellent range of shops, restaurants and leisure facilities located nearby.



Terms

The floor is available to let as a whole or in separate wings on a new full repairing and insuring lease(s) for a term to be agreed.

Rent

Upon application. (VAT is payable on the rent).

Rates

The business rates for the first floor will need to be reassessed.

For further information or to arrange an inspection please contact:

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