

**SECOND FLOOR OFFICE SUITE
SITUATED IN A COURTYARD MEWS DEVELOPMENT WITH CAR PARKING
662 SQ FT (61.5 SQ M) APPROX**

TO LET



**UNIT 16, PRINCETON MEWS, 167-169 LONDON ROAD,
KINGSTON UPON THAMES, SURREY KT2 6PT**



LOCATION

Princeton Mews is situated on the London Road (A308), which is approximately one mile from Kingston town centre. Access to central London is via the A3 Kingston by-pass which also provides a direct link to the M25 via junction 20 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Kingston and Norbiton Railway Stations are within easy reach of the premises and provide a regular rail service to London Waterloo, whilst there is an excellent range of local shops and restaurants within the immediate area.

DESCRIPTION

A self contained office suite situated on the second floor of this prominent enclosed mews style development. The suite has just been refurbished and is in open plan format but lends itself to being partitioned to create a separate office. In addition, there is a kitchen station. The suite benefits from two ceiling mounted comfort cooling cassette units.

AMENITIES

- ◆ Gas fired central heating
- ◆ Kitchen station
- ◆ Communal lift
- ◆ On site house manager
- ◆ CCTV
- ◆ Comfort cooling/heating units
- ◆ Double glazed
- ◆ Fully carpeted
- ◆ Surface mounted fluorescent lighting
- ◆ Perimeter trunking
- ◆ Shared male and female/disabled toilets
- ◆ Two on site car spaces

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£16,550 per annum exclusive

VAT

We have been advised the unit is elected for VAT.

EPC

Rating C (57)

RATES PAYABLE

Rateable Value £13,750
 Rates Payable (24/25) £6,861.25

We strongly recommend you make your own enquiries with Kingston Borough Council



For further information or to arrange an inspection please contact:

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