

COMFORT COOLED SELF CONTAINED RIVERSIDE OFFICE SUITES

TO LET

APPROX 585 SQ FT (54.3 SQ M) TO 1,835 SQ FT (170.4 SQ M)

COMPETITIVE RENT



Kingston Riverside located to the rear of the building.

LOCATION

The Riverside Centre overlooks the River Thames and is located close to the Charter Quay Development in Kingston town centre. The mainline rail station is within a 12 minute walk of the building, offering 5 trains an hour to London Waterloo (approximate 30 minutes journey time). The A3 Kingston by-pass is approximately 3 miles away offering a direct route to central London and junction 10 of the M25.

Kingston town centre offers an excellent range of shopping, banking and restaurant facilities. The Rose public car park is located almost opposite the building offering hourly, monthly or annual parking arrangements.

**SUITES 2, 3 & 4, RIVERSIDE CENTRE, 42-46 HIGH STREET, KINGSTON UPON THAMES
SURREY KT1 1HL**



DESCRIPTION

The premises comprise two self-contained office suites, the first consists of approximately 1,250 sq ft (116.2 sq m) occupying the entire second floor of this three storey building. This suite is mainly open plan, along with a partitioned boardroom, private office and kitchenette. There are river views from all rear windows. In addition the open plan first floor suite provides approx 585 sq ft is also available separately or could be combined with the second floor making a total of 1,835 sq ft available.

AMENITIES

- ◆ Comfort Cooling
- ◆ Gas fired central heating
- ◆ Fitted carpets
- ◆ Fitted cupboards
- ◆ Shared male and female WCs
- ◆ Kitchenette (2nd Floor)
- ◆ LED Lighting (To be upgraded on Suite 2)
- ◆ Entry phone



TERMS

The suites are offered on a new full repairing and insuring lease(s) for a term to be agreed.

RENT

£19.50 per sq ft

VAT

We are advised that the premises are not currently registered for VAT.

EPC

Suite 2: C (52) Suite 3: B (41) Suite 4: B (38)

SUITE	SQ FT FLOOR AREA	SQ M FLOOR AREA	RV BUSINESS RATES	PAYABE BUSINESS RATES *	RENT
2	585	54.3	£10,500	£5,239 p.a. **	£11,408
3 & 4	1,250	116.1	£20,750	£10,354 p.a.	£24,375
2, 3 & 4	1,835	170.4	£31,250	£15,593 p.a.	£35,783

*Rates Payable for 25/26 - We strongly recommend that you verify these figures with RB Kingston

** May qualify for small business rate relief.

For further information or to arrange an inspection please contact sole agents:

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