

# FIRST FLOOR OFFICE

1,150 SQ FT (106.83 SQ M) APPROX

**TO LET**



**1ST FL, 44 RICHMOND ROAD, KINGSTON UPON THAMES,  
SURREY KT2 5EE**

## LOCATION

The premises are located on the busy A307 Richmond Road, one of the main arterial routes into Kingston Town Centre and within 100 of Kingston mainline railway station. The premises are adjacent to The Grey Horse Pub. Other nearby occupiers include **Sainsbury's**, **Richer Sounds** and **The Exchange Café**.

## DESCRIPTION

First floor offices providing approx. 1,150 sq ft with private kitchen facilities and shared male and female WC's in the common parts.

Currently arranged as an open plan area with a meeting room, small office and separate kitchen area. Access to the office is via a large shared entrance at ground floor level that leads to a staircase.

## ACCOMMODATION

Approximate Areas	SQ FT	SQ M
First Floor	1,150	106.83
<b>TOTAL</b>	<b>1,150</b>	<b>106.83</b>



## TERMS

The office is available to let on a new full repairing & insuring lease for a term to be agreed.

## RENT

£17,000 per annum exclusive.

## BUSINESS RATES

Rateable Value £19,000

Rates Payable (26/27) £ 8,208

We strongly recommend that interested parties verify these figures with Kingston Borough Council

## SERVICE CHARGE

Approx £550 per quarter.

## VAT

Not registered for VAT.

## EPC

Rating D(89)

For viewings or for further information contact:

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Particulars updated: 05/02/26

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