

# QUALITY COMFORT COOLED OFFICES IN MODERN COURTYARD OFFICE DEVELOPMENT

742 SQ FT WITH A CAR PARKING SPACE

(68.9 SQM) APPROX

**TO LET**



UNIT 1 PRINCETON MEWS, 167-169 LONDON ROAD,  
KINGSTON UPON THAMES, SURREY KT2 6PT

 **CATTANEO**  
COMMERCIAL  
020 8546 2166  
[www.cattaneo-commercial.co.uk](http://www.cattaneo-commercial.co.uk)

**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 10 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Norbition Railway Station is within 500 yards of the premises and provides a regular rail service to London Waterloo, whilst there is an excellent range of local shops and restaurants within the immediate area.

For a map of this location please visit [www.bing.com/maps](http://www.bing.com/maps) and insert KT2 6PT

**DESCRIPTION**

The premises comprises the entire ground floor of this 3 storey unit forming part of this gated courtyard development.

The premises has been divided into two main office areas with a small storage area and kitchenette. The unit benefits from comfort cooling, gas fired central heating and 1 allocated car parking space in an underground car park below the development. The suite also benefits from its own entrance door directly from London Road.

**AMENITIES**

- ◆ Comfort cooling
- ◆ Gas fired central heating
- ◆ 3 compartment perimeter trunking
- ◆ Some suspended ceilings
- ◆ Double glazed
- ◆ Fluorescent lighting
- ◆ Kitchens
- ◆ Male and female toilets
- ◆ 1 on site car parking space
- ◆ Further on site visitor parking
- ◆ On-site house manager

**TERMS**

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

**RENT**

£17,100 per annum exclusive.

**RATES**

Rateable Value: £11,750

Rates Payable (24/25): £5,863.25

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

**VAT**

We have been advised the building is elected for VAT.

**EPC**

D (91)



For further information or to arrange an inspection please contact:

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