

FLEXIBLE BUSINESS SPACE AVAILABLE

Suitable for a variety of CLASS E USES with parking

189 TO 2,106 SQ FT (17.55 TO 195.65 SQ M)

TO LET

THREE UNITS JUST LET



**PARC HOUSE STUDIOS & THE FACTORY
COWLEAZE ROAD, KINGSTON UPON THAMES KT2 6DZ**



LOCATION

The premises are situated close to Kingston Mainline Station (fast train to London Waterloo in 31 minutes) and within a short walk of Kingston Town Centre. The car park entrance is accessed off Cowleaze Road at its junction with Elm Crescent.

DESCRIPTION

Parc House studios is a multi-let business community providing various units ranging from self-contained to open plan studio/office. Available for a variety of different uses including offices, Therapy uses and other business uses.

AMENITIES

- ◆ BT and Virgin Mbps fibre line in building
- ◆ Close to Kingston Station and Town Centre
- ◆ WC's and kitchen areas
- ◆ On site parking by separate agreement
- ◆ Secure cycle storage

VAT

The premises are VAT registered and VAT will be payable on all sums.

EPC

Upon application



LEASE AGREEMENTS

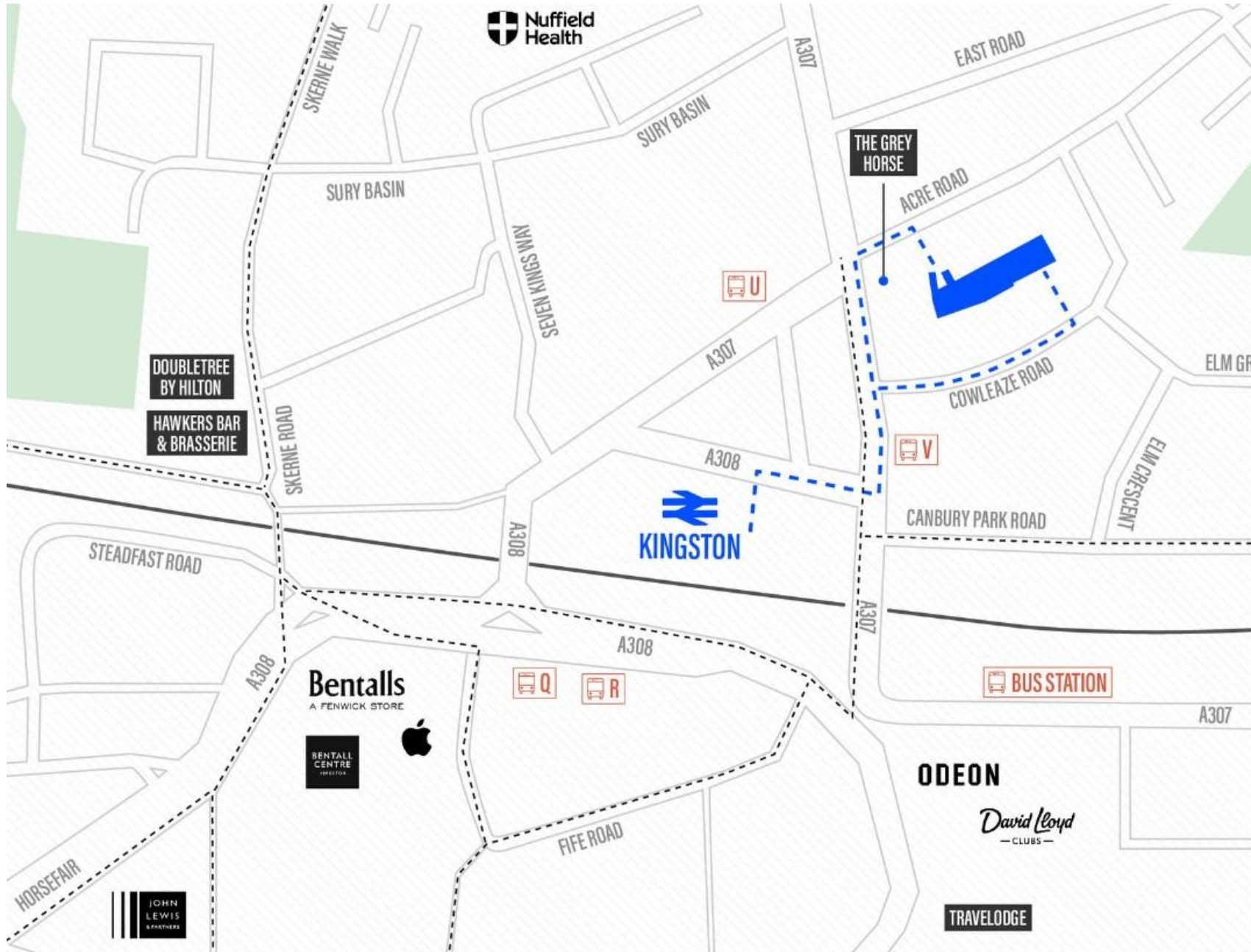
The landlord is able to move very swiftly to get you into your office and the premises are available to let on a new full repairing and insuring lease for a term to be agreed.

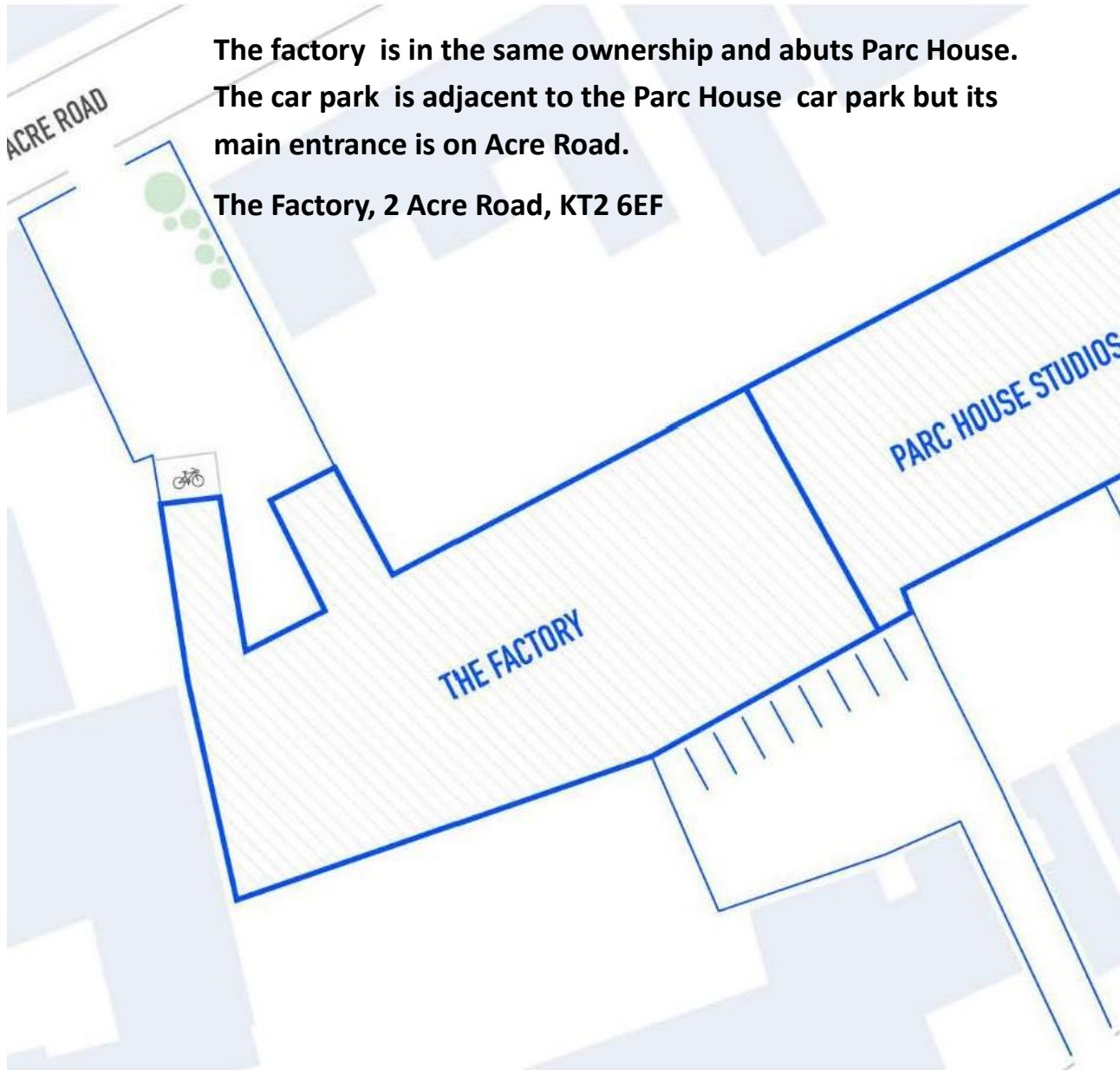
All agreements to be held outside the security of tenure and compensation provisions of the LL&T Act 1954 Part 2 as amended.

SERVICE CHARGE

Low service charge please enquire for full details.







The factory is in the same ownership and abuts Parc House.
The car park is adjacent to the Parc House car park but its main entrance is on Acre Road.

The Factory, 2 Acre Road, KT2 6EF



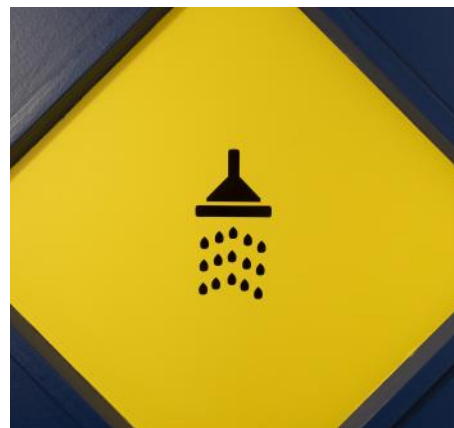
COWLE

| UNIT | APROX. SIZE SQ FT | £ RENT PAX | COMMENTS |
|---------------------------------------|-------------------|------------|--|
| Parc House, KT2 6DZ | | | |
| Unit 1, Ground Floor - NOW LET | 1,242 | 34,155 | Self contained with kitchenette, WC's & shower |
| Unit 4a, Ground Floor— NOW LET | 305 | 9,150 | Ground floor office |
| Unit 5, First Floor | 189 | 5,670 | First floor office |
| Unit 6/7 First Floor | 292 | 8,760 | First floor office |
| Unit 10, First Floor | 905 | 25,200 | First floor office |
| Unit 11, First Floor | 1,201 | 36,030 | Self contained with kitchenette & WC's & Comfort Cooling |
| Unit 10/11 Combined—First Floor | 2,106 | 61,230 | First floor office with self contained kitchenette & WC's |
| Unit 12a, Second Floor | 1,294 | 38,820 | Self contained with kitchenette, WC's, shower & comfort cooling feature roof terrace |
| The Factory, KT2 6EF | | | |
| Unit 5, Ground Floor - NOW LET | 640 | 17,500 | Self contained with WC & shower |
| Unit 9, Ground Floor | 619 | 19,845 | Self contained with kitchenette, WC & shower |

Full details of business rates, service charge and insurance upon application



UNIT 1, PARC HOUSE NOW LET



VIEWING - Strictly by appointment through joint sole agents:

ANDY ARMIGER
020 8481 4741
andy@cattaneo-commercial.co.uk

TIM WILKINSON
020 8481 4745
tim@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk



Consumer Protection from Unfair Trading Regulations 2008

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