

QUALITY COMFORT COOLED OFFICES IN MODERN COURTYARD OFFICE DEVELOPMENT

2,196 - 5,670 SQ FT WITH UP TO 10 CAR PARKING SPACES

(204.0 - 527.1 SQM) APPROX

TO LET



UNITS 6 & 7 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 10 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Norbiton 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 and insert KT2 6PT

DESCRIPTION

The premises comprises a modern office development consisting of 2 adjacent terrace units forming part of this gated courtyard development. The units have previously been occupied by a single tenant so are currently connected on all three levels via archways.

The premises provide a combination of open plan and partitioned office accommodation over 3 floors with meeting rooms and kitchens. Separate access to all floors is possible via an external balcony as well as internal staircases. The units benefit from comfort cooling, gas fired central heating and allocated car parking spaces in an underground car park below the development. The 2nd floor of unit 7 also has a kitchen with breakfast bar and a temperature controlled server room.

EPC

Unit 6 C(66)
Unit 7 C(55)

VAT

We have been advised the properties are elected for VAT.

TERMS

The premises are available to let individually or combined, on new full repairing and insuring leases for terms to be agreed.

ACCOMMODATION

UNIT	SQ FT	SQ M	RENT	RATES PAYABLE (24/25)	CAR SPACES
6	3,474	323.1	£83,375 pa	£57,876	6
7	2,196	204.0	£52,725 pa		4
TOTAL	5,670	527.1	£136,100 pa		10

Units 6 & 7 currently have a combined business rates assessment. We strongly recommend you verify these figures with Kingston Borough Council in due course.

AMENITIES

- ◆ Comfort cooling
- ◆ Gas fired central heating
- ◆ 3 compartment perimeter trunking
- ◆ Some suspended ceilings
- ◆ Double glazed
- ◆ Fluorescent lighting
- ◆ Kitchens in each unit
- ◆ Male and female toilets
- ◆ On site car parking
- ◆ Further on site visitor parking
- ◆ On-site house manager
- ◆ Shower (unit 7)



Unit 6



Unit 7

For further information or to arrange an inspection please contact:

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