

**UNIT 10, CANBURY BUSINESS PARK, ELM CRESCENT, KINGSTON
UPON THAMES, KT2 6HJ**



SUMMARY

- **1,250 sq ft (116.17 sq m)**
- **Self-contained 2-Storey Business Unit**
- **Flexible open plan accommodation**
- **To Let**
- **Rent: £25,000 per annum exclusive**
- **The unit is available on a new lease expiring September 2029 subject to a mutual break from September 2027 upon six months' notice.**

AMENITIES

- **Air conditioning unit**
- **Close to Kingston Town Centre & railway station**
- **Double doors for access/loading**
- **Low maintenance two-storey construction**
- **On-site car parking spaces**
- **Striking mirrored glass facade**
- **Suitable for a wide variety of Class E uses**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Forming part of a modern development located just to the north of Kingston town centre. Canbury Business Park is approached from Elm Crescent off Canbury Park Road. Kingston British Rail Station is only a few hundred yards from the site.

DESCRIPTION

A two-storey business unit have a striking mirrored glass facade and providing very flexible open plan accommodation. Fitted principally as offices, but could be easily adapted to production/studio/storage use in any combination required by an occupier.

ACCOMMODATION

The lease will be contracted outside the security of tenure and compensation provisions (sections 24 - 28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
Ground floor	625 sq ft (58.09 sq m)
First floor	625 sq ft (58.09 sq m)
Total	1,250 sq ft (116 sq m)

LEASE / TERM

The unit is available on a new lease expiring September 2029 subject to a mutual break from September 2027 upon six months' notice.

RENT

£25,000 per annum exclusive

RATES

The premises are listed on the Valuation Office website <<https://www.tax.service.gov.uk/business-rates-find/search>> as Offices and Premises under two assessments having a total Rateable Value of £23,500 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £11,726.50.

VAT

VAT is applicable

SERVICE CHARGE

The service charge which includes landscaping, window cleaning, waste disposal, security and management costs is budgeted at just over £1.45 per sq ft

EPC RATING

C-68

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
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Crispin d'Albertanson
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crispin@martincampbell.co.uk