

**GROUND FLOOR OFFICE SUITE
SITUATED IN A COURTYARD MEWS DEVELOPMENT WITH CAR PARKING
515 SQ FT (47.8 SQ M) APPROX**

TO LET



**UNIT 16, 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 20 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Kingston and Norbiton Railway Stations are within easy reach of the premises and provide a regular rail service to London Waterloo, whilst there is an excellent range of local shops and restaurants within the immediate area.

DESCRIPTION

A self contained office suite situated on the ground floor of this prominent enclosed mews style development. The suite is partitioned to provide a main open plan office benefitting from good natural light and a further reception/office which benefits from its own entrance door from London Road. There is a kitchen station in the main office.

AMENITIES

- ◆ Kitchen station
- ◆ Communal lift
- ◆ On site house manager
- ◆ Monitored CCTV
- ◆ Comfort cooling/heating unit to main office
- ◆ Suspended Ceiling
- ◆ Recessed LED lighting
- ◆ Double glazed
- ◆ Fully carpeted
- ◆ Electric Panel heater to reception
- ◆ Perimeter trunking
- ◆ Shared male and female/disabled toilets
- ◆ One on site car space

TERMS

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

RENT

£13,000 per annum exclusive

VAT

We have been advised the unit is elected for VAT.

EPC

Rating E (105)

RATES PAYABLE

Rateable Value £11,500

Rates Payable (26/27) £4,968

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



For further information or to arrange an inspection please contact:

ANDY ARMIGER

020 8481 4741

Email: andy@cattaneo-commercial.co.uk

TIM WILKINSON

020 8481 4745

Email: tim@cattaneo-commercial.co.uk

Cattaneo Commercial Ltd

19-23 High Street

Kingston upon Thames

Surrey KT1 1LL

www.cattaneo-commercial.co.uk



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