

# TO LET

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**020 8546 0022**

**2<sup>nd</sup> Floor Penthouse Office Suite  
with roof terrace**

**133, London Road,  
Kingston Upon Thames, KT2 6NH**

**Approximately 1500 Sq Ft  
(140.20 Sq M)**



#### **KINGSTON OFFICE**

Warwick Lodge  
75-77 Old London Road  
Kingston  
KT2 6ND



#### **AGENT**

Kieran McKeogh  
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#### **KEY SUMMARY**

- Award winning townscape architecture
- Close to Kingston town centre and railway station
- Car parking space
- Air-conditioning
- DDA compliant

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

# 133, London Road, Kingston Upon Thames, KT2 6NH

## LOCATION

133 London Road is located just to the north of Kingston town centre. This area of Kingston has a concentration of office users including Kingston University, VSO, Bausch & Lomb and Travel Republic. Kingston town centre and mainline railway station are both within approximately 0.5 miles. There is a rail service into London Waterloo every 15 minutes with a journey time of approx 25 minutes. Kingston is within 11 miles of central London, 12 miles from Heathrow Airport, 7 miles from Junction 1 of the M3 at Sunbury and 10 miles from Junction 9 of the M25 at Leatherhead.

## DESCRIPTION

The building was substantially refurbished just over 10 years ago and the 2<sup>nd</sup> floor penthouse office suite was added more recently. The building won the Kingston upon Thames Society Tony Leitch Townscape Award in 2010 for its architectural design.

The offices on the second floor are largely open plan with three glass fronted private offices/meeting rooms. Access to the 2<sup>nd</sup> floor is via a private lift.

The suite extends to an area of approximately 1500 sqft or 140.2 sqm (measured to IPMS 3 Offices). In addition the private roof terrace overlooking London Road has an approximate area of 930 sqft or 86.40 sqm.

The office has the the following amenities:

- Private lift access
- Ground floor feature reception area
- LED Spotlighting
- Air-conditioning
- Private Male and female WCs and shower
- Fitted kitchen
- Cat 5 cabling
- On site parking space and cycle parking in secure gated rear car park

• Landlord & Tenant

• Agency

• Acquisitions

• Professional

## RATING ASSESSMENT

The 2<sup>nd</sup> floor has a rateable value of £15,500. We have calculated the approximate rates payable for the current rating year 2019/2020 to be £7,601.50. This does not take account of any small business rates relief that may apply.

## TERMS

A new full repairing and insuring lease for a term to be agreed.

## RENTAL

£49,500 + VAT Per Annum.

## EPC

The EPC rating for this property is C – 60.

## VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

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## Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.