

TO LET

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Ground Floor Office Suite

**Approximately 756 Sq Ft
(70.23 Sq M)**

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



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 stations
- One car parking space
- Air-cooling
- 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 a former transformer station for the trolley bus network that operated in Kingston in the early 20th century. This is an area of Kingston with a concentration of office users including Wolters Kluwer, Bausch & Lomb and Travel Republic. Kingston town centre and mainline railway station are both within a ¼ mile. 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 constructed about 100 years ago and has been substantially refurbished to provide open plan office accommodation on ground and first floors. The building won "Tony Leach Townscape Award 2010" for its architectural design.

The suite extends to a net internal area of approximately 756 sq ft (70.23 sq m).

The office has the the following amenities:

- Open plan suite with high ceiling
- Ground floor feature reception area
- Suspended ceilings with Cat II lighting
- Security touch pad and alarm.
- Air-cooling/heating units
- Male and female WCs plus shower facilities and modern kitchen.
- Raised floors with Cat 5 cabling
- One on site parking space and bike racks in secure gated rear car park

RATING ASSESSMENT

From a review of the Valuation Office website, we note that the suite has a rateable value of £12,000. We have calculated the approximate rates payable for the current rating year 2017/2018 to be £5,520. This does not take account of any small business rates relief that may apply.

• Landlord & Tenant

• Agency

• Acquisitions

• Professional

SERVICE CHARGE & INSURANCE

The current estimated service charge is £3,620 per annum. This includes the electricity, heating, air con, water, cleaning of the communal areas, internet and telecoms connectivity. The share of building insurance is currently £405.00 per annum.

TERMS

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

RENTAL

£22,000 + VAT per annum exclusive.

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.