

# To Let

**Bonsors.com**

**020 8546 0022**

**Open Plan Office Suites**  
**Close to Kingston town centre**

**Approximately**  
**1,473 Sq Ft (136.8 Sq M)**

**2<sup>nd</sup> Floor, rear wing, Vine House,**  
**143 London Road, Kingston, KT2 6NH**



## **KINGSTON OFFICE**

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



## **AGENT**

Kieran McKeogh  
kieranm@bonsors.com



## **KEY SUMMARY**

- Large open plan office
- Secure gated Grade 2 Listed building
- Self-contained kitchen
- Air-conditioning
- Excellent communication links

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

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our office in Kingston

## 2<sup>nd</sup> Floor, rear wing, Vine House, 143 London Road, Kingston, KT2 6NH

### LOCATION

The property is prominently located on the north side of London Road (A308) on the edge of Kingston town centre close to Asda. Central London is easily accessible from the A3 which is approximately 2.5 miles via Kingston Hill. Kingston Station and town centre are a short walk away and Norbiton Station is also nearby.

### DESCRIPTION

Vine House is Grade 2 Listed. The office space provides light and airy, self-contained accommodation providing flexible floor space to meet most occupier demands.

- Security codes access
- Telephone entry system
- Fully alarmed
- Perimeter trunking
- Gas central heating & air-conditioning
- Carpeted
- Communal male and female WCs
- Open plan office & 2 smaller office/meeting rooms.
- Self-contained kitchen
- Stripped lighting

### TERMS

By way of a standard short form lease for a term of one year upwards.

### RENT

£32,000 per annum exclusive.

### RATES

Rateable value is £19,500.

Rates payable for year 2018/19 - £9,516.

However, interested parties are advised to make their own enquiries.

### EPC

Listed buildings are exempt from having an EPC.

### VIEWING

For viewings strictly by appointment only or for further information please contact:

**Kieran McKeogh**

0208 546 0022

[kieranm@bonsors.com](mailto:kieranm@bonsors.com)

**Jack Orr**

0208 546 0022

[jacko@bonsors.com](mailto:jacko@bonsors.com)

or via **Levene Commercial**: 020 8977 6885.



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.

