To Let



Open Plan Office Suites Close to Kingston town centre

2nd Floor, rear wing, Vine House, 143 London Road, Kingston, KT2 6NH **Approximately** 1,473 Sq Ft (136.8 Sq M)



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

2nd 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 Norbition 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

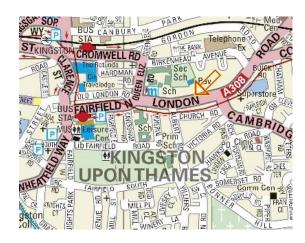
Listed buildings are exempt from having an EPC.

VIEWING

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

Kieran McKeoghJack Orr0208 546 00220208 546 0022kieranm@bonsors.comjacko@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.
- Rates information is believed to be correct but interested parties should check with rating authority.



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