

# Warehouse / Industrial Unit, Kingston House Estate, Portsmouth Road - **Surbiton, KT6 5QG**

**TO LET / MAY SELL: 26,393 SQ FT**



## LOCATION

The site is located off Portsmouth Road (A307) within the Kingston House Estate.

It is approximately 1 mile to the west of Thames Ditton national rail station which provides direct services into London Waterloo with a journey time of approx 30 minutes.

## DESCRIPTION

The property comprises of a former warehouse which was comprehensively refurbished in 2006 and finished to a high standard. Whilst the premises currently operates as a vehicle service centre with a 27 bay workshop and ancillary offices, the building is equally suitable for other light industrial and storage users.

Externally there are 59 car parking spaces allocated to the unit.

## SPECIFICATION

- Comprehensively refurbished in 2006
- 3m eaves rising up to 7.15m
- Level access loading doors
- 27 bay workshop
- First floor office space and changing facilities

## CONTACT

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SUBJECT TO CONTRACT – Sept 2019

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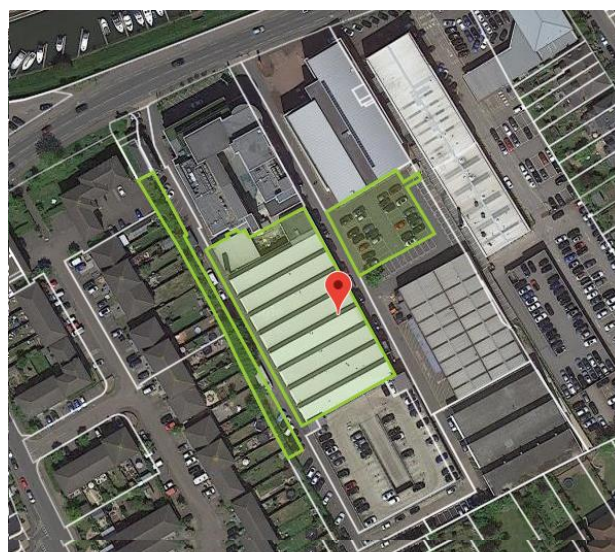
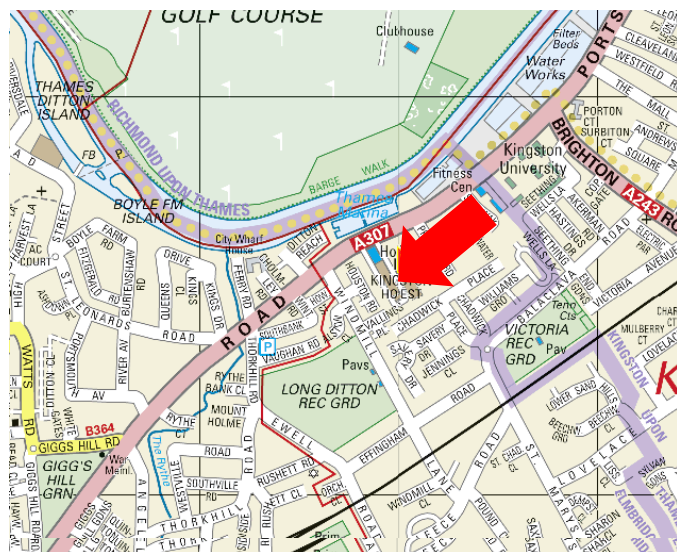
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## ACCOMODATION SCHEDULE (Approx GIA)

	SQ FT	SQ M
Ground floor	25,588	2,374
First floor	805	75
<b>TOTAL</b>	<b>26,393</b>	<b>2,452</b>



## LEASE

The property is held on a lease from 26th August 2006 for a term of 50 years with tenant only break options at every 10th year anniversary (next break option on 26th August 2026) and 5 yearly RPI rent reviews capped at 2.5% pa. The passing rent is £316,754 per annum.

The property is available on assignment of this lease or by way of a new lease to be negotiated.

## PRICE

Offers may be considered for the freehold with vacant possession. Further information available from the sole agents.

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents below. EPC available upon request.

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