

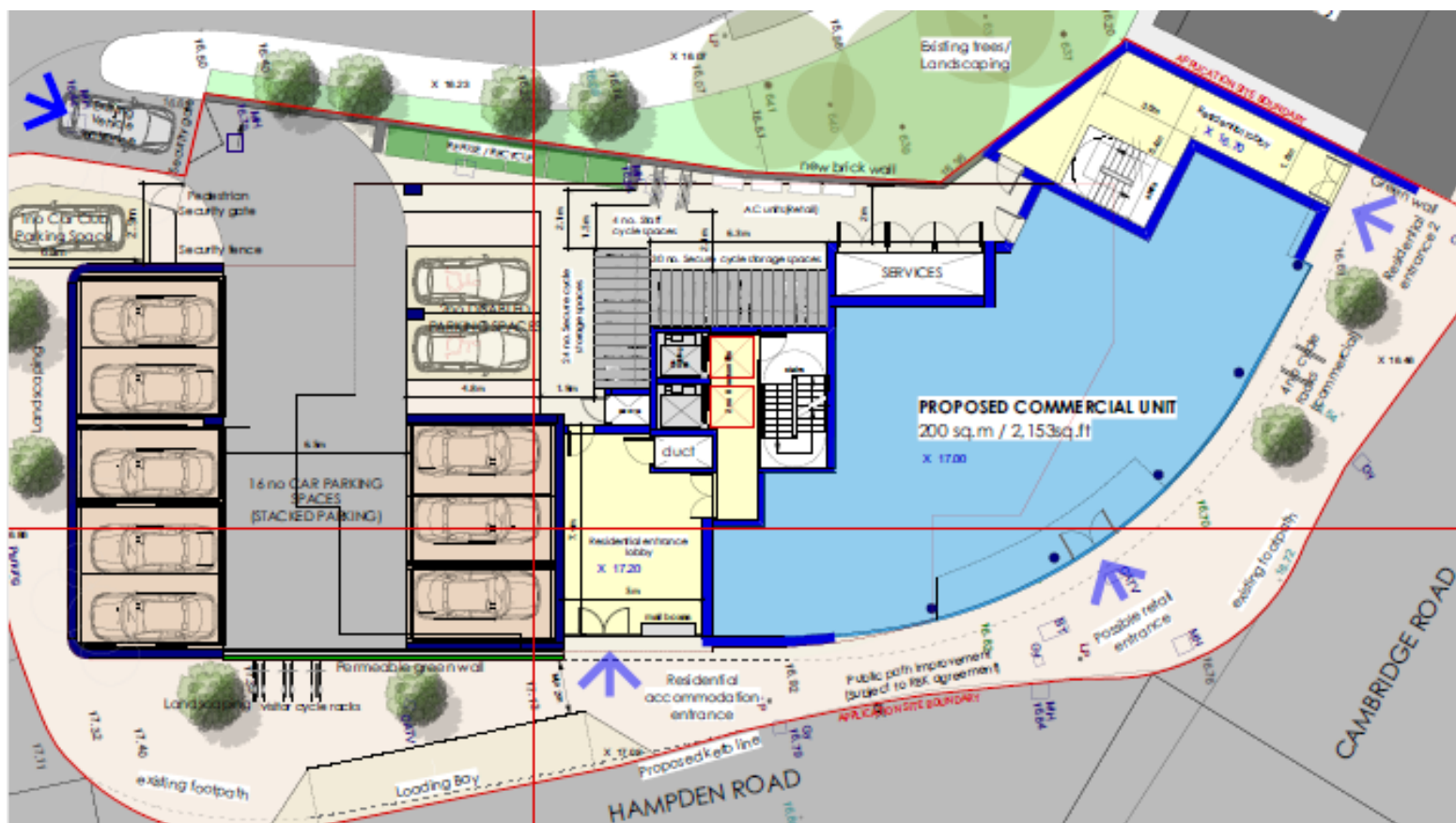
To Let/For Sale



New Commercial Unit with A1 Retail,
A2 Financial Services and D1 Medical Uses

Approximately
2,153 Sq ft (200 Sq M)

2 Hampden Road, Kingston upon Thames,
Surrey, KT1 3HH



KINGSTON OFFICE

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



AGENT

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Key Summary

- Busy main road location
- New development
- Frontage to Hampden Road & Cambridge Road
- A1 retail, A2 financial services and D1 medical uses.
- Densely populated residential location.

2 Hampden Road, Kingston upon Thames, KT1 3HH

LOCATION

The property occupies a busy main road location on the corner of Hampden Road and Cambridge Road approximately 1.5 miles to the east of Kingston town centre on the main road between Kingston and New Malden.

The Cambridge Road Estate is now subject to a regeneration programme by the Royal Borough of Kingston upon Thames where a number of options for the site are currently under consideration, all of which will include the creation of additional homes and which would mean the total number of dwellings on the site could be somewhere between 1,800 and 2,000.

DESCRIPTION

The unit comprises the ground floor commercial part of a new largely residential development of seven storeys including 30 residential dwellings.

ACCOMMODATION

The development plans indicate that the ground floor unit has an approximate gross internal area of 2,153 sq ft or 200 sq m.

USES

Planning consent was granted on appeal for the development in July 2016 with the permitted uses for the ground floor commercial unit being A1 retail, A2 financial services and D1 medical. The ground floor unit is likely to be available for fitting out at the end of this year (2017).

TERMS

The unit is to let on a full repairing and insuring lease for a term to be agreed subject to upward only rent reviews. Alternatively, our clients may consider a sale of their long leasehold interest of 999 years.

VAT

VAT will be applicable to the rent and price on this property.

RENT and PRICE

On application.

VIEWING

For any further information or to arrange a viewing please contact the agents.

Andrew Pollard

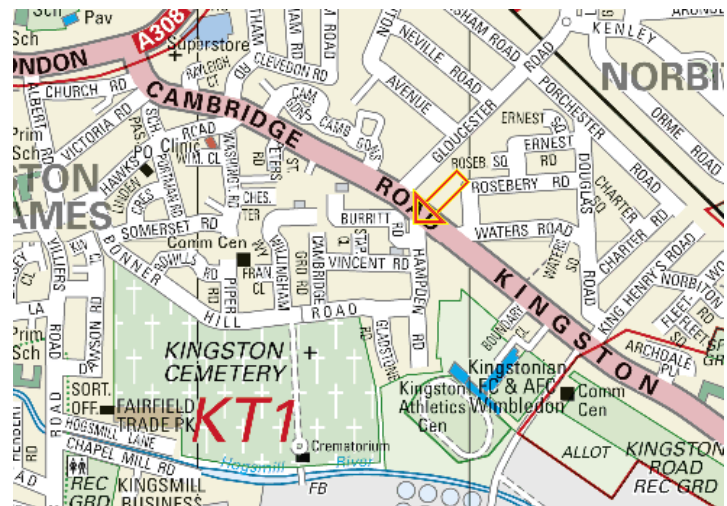
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Please note the following:

- 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

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