

# TO LET

**Bonsors.com**  
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**Town centre air conditioned offices**

**3,700 Sq Ft (344.1 Sq M)**

**2<sup>nd</sup> Floor Applemarket House Union Street  
Kingston upon Thames KT1 1RR**

**Last Remaining Suite following  
letting to Mash Media**



#### **KINGSTON OFFICE**

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



#### **AGENT**

Andrew Pollard  
[andrewp@bonsors.com](mailto:andrewp@bonsors.com)



#### **KEY SUMMARY**

- Air conditioned
- Town centre location
- Lift
- Open plan space
- LG7 compliant lighting

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

**Kingston Office** – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND **Ealing Office** – Boundary House, Boston Road, London, W7 2QE

## 2<sup>nd</sup> Floor Applemarket House Union Street Kingston upon Thames KT1 1RR

### LOCATION

Kingston upon Thames is a major shopping and business centre located approximately 12 miles to the south-west of central London. Kingston railway station, which provides a service into London every 15 minutes with a journey time of approximately 30 minutes, is within 10 minutes' walk of Applemarket House. The property is located in the centre of Kingston upon Thames and is therefore very close to the retail and other facilities that the town has to offer.

Junction 1 of the M3 at Sunbury which provides access to the UK motorway network via junction 12 of the M25 is approximately 8 miles west of Kingston upon Thames. Heathrow Airport is approximately 12 miles to the north-west.

### DESCRIPTION

The office is located on the second floor of Applemarket House in the centre of Kingston upon Thames. The floor occupies half of the second floor following the recent letting of the other half to Mash Media. The office benefits from air-conditioning, ground floor entrance lobby, lift, male and female WCs on each floor, suspended ceiling and LG 7 compliant lighting. Car parking is available in nearby town centre car parks.

### ACCOMMODATION

The office has the following approximate net (IPMS3) floor areas.

Description	Sq ft	Sq M
Suite 1	3,700	344.1
<b>Total</b>	<b>3,700</b>	<b>344.1</b>

### TERMS

New full repairing and insuring leases are available for terms by arrangement.

### RATES AND OUTGOINGS

The current rateable value for the whole 2<sup>nd</sup> floor is £84,000 resulting in an amount of rates payable for the year to 31/3/2016 of £41,664.00 or £5.33 per sqft. These will need to be re-assessed. Current service charge (2014) is approximately £6 per sqft and a sinking fund will apply at 5% of the annual rent.

### RENT

£22.50 per sqft.

### EPC

The EPC rating for this property is C - 75.

### VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

**James Smith**

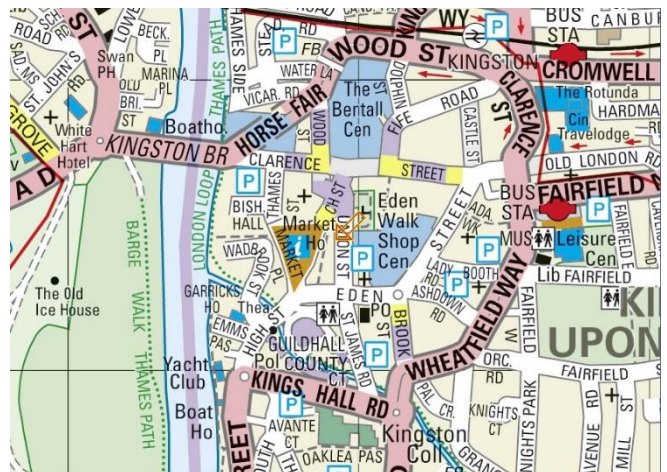
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**Andrew Pollard**

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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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