

**UNIT 2 ST JOHNS MEWS,  
HAMPTON WICK,  
KINGSTON,  
SURREY,  
KT1 4AN**



Jubilee House  
Jubilee Close  
Hampton Wick  
Surrey  
KT1 4DG

**T 020 8977 6885**  
[www.levenecommercial.com](http://www.levenecommercial.com)

**OFFICE SUITE IN QUIET MEWS  
LOCATION**

**TO LET**



**FIRST FLOOR OFFICE/STUDIO SPACE**

**GOOD CONDITION**

**SHARED KITCHEN/SHOWER/WC**

**FLEXIBLE NEW LEASE/LICENSE TERMS**

**MODERN SPECIFICATION**

**GIA 1,063 SQ. FT. (98.7 SQ. M.)**

## LOCATION

St Johns Mews is a quiet purpose-built Mews development made up of seven modern office buildings. The Mews is centred on an attractive courtyard setting and is within a short walk of Hampton Wick High Street, Bushy Park and Kingston upon Thames town centre (0.4 miles). Hampton Wick train station is located approximately (0.2 miles) to the north of the property and provides regular services into London Waterloo (35 minutes).

## DESCRIPTION

The office suite is situated on the first floor of Unit 2 St Johns Mews and is arranged as 3 separate offices with a generous reception/meeting area. There is a large kitchen/diner and shower/wc on the same floor shared with the ground floor tenant. Internally and externally, these buildings are immaculately presented.

The internal specification includes wooden floors, perimeter trunking, suspended ceilings, recessed lighting, alarm system, air conditioning, double glazing.

A car parking space may be available on a separate agreement.

## ACCOMODATION (Approx.)

Approx. 550 sq ft of office and reception space (51 sq m)

## BUSINESS RATES

Rateable Value of the whole building £16,500. We would estimate the rates payable 2018/2019 to be in the region of £7,920 per annum for ground and first floors. Interested parties are advised to make their own enquiries.

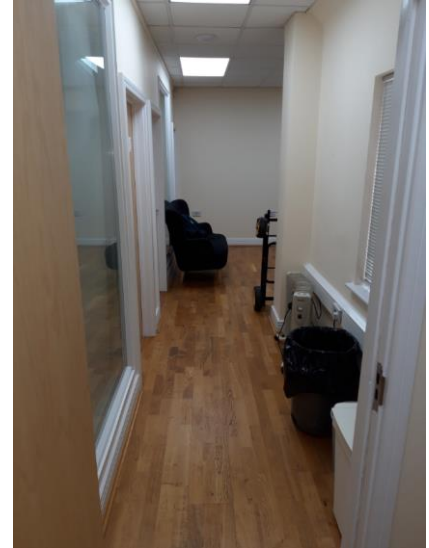
## FIRST FLOOR OFFICE RENTAL TERMS

£14,500 per annum plus VAT (£27.5 psf).  
(Inclusive of Service Charge)

The first floor is available on flexible lease/license terms to be agreed.

Rent is inclusive of the service charge but exclusive of business rates, building insurance, air conditioning maintenance and VAT.

Tenants will be responsible for their own communications, such as telephone and internet and suitable rent deposits will be required subject to references. The neighbouring occupant is an IT/Internet provider and can service this office.



## FURTHER INFORMATION

Viewing by prior appointment with Levene Commercial

Hugo Fay

T: 020 8977 6885

E: [hugo@levene-commercial.com](mailto:hugo@levene-commercial.com)



INDICATIVE FLOORPLAN – Interested parties are advised to make their own checks.

**Energy Performance Certificate**  
Non-Domestic Building



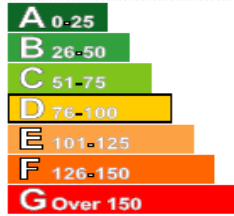
Unit 2  
St. Johns Mews  
13 St. Johns Road, Hampton Wick  
KINGSTON UPON THAMES  
KT1 4AN

Certificate Reference Number:  
0003-2007-0130-3000-7503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



91 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 141  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 50.88

**Benchmarks**

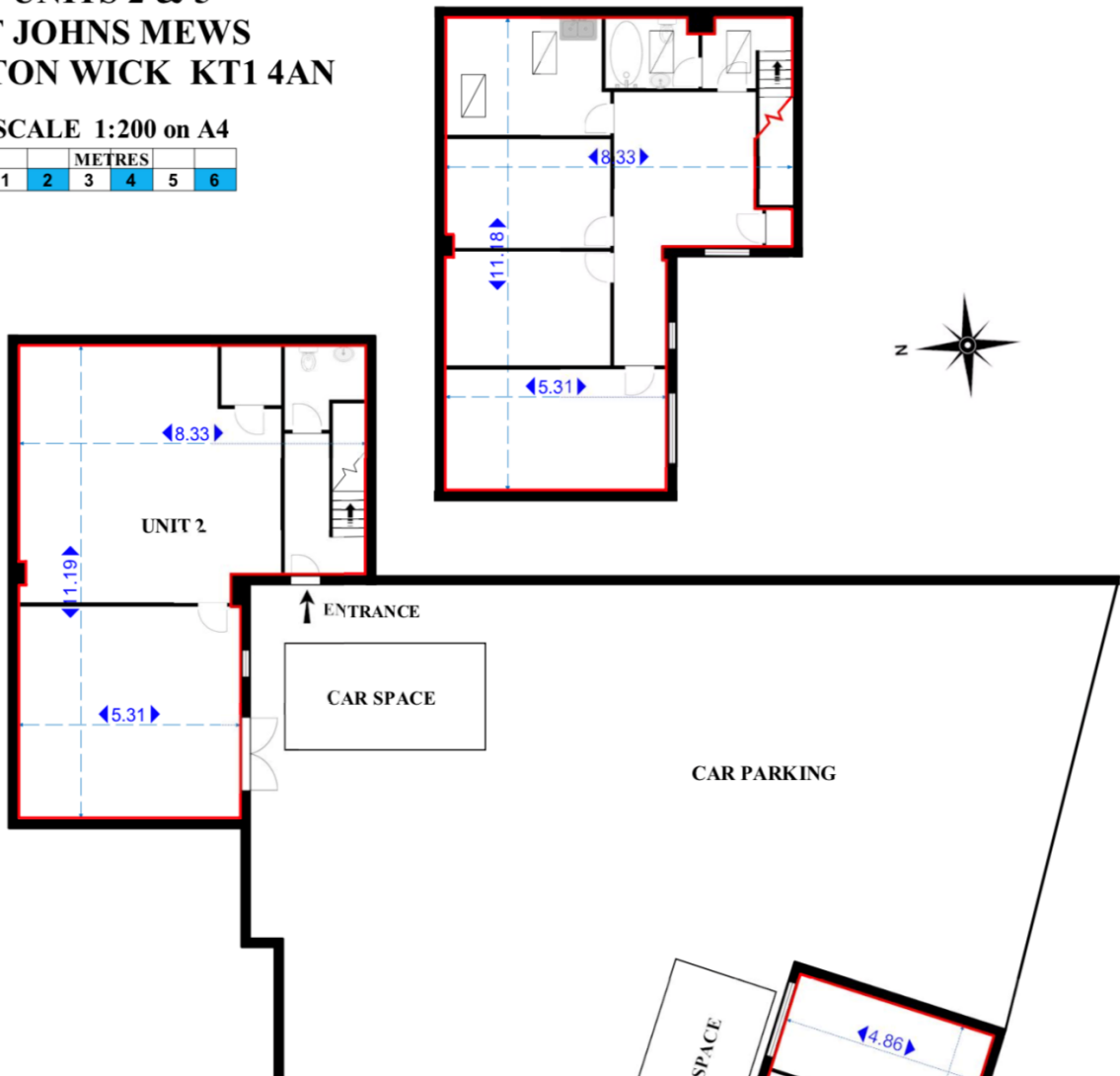
Buildings similar to this one could have ratings as follows:  
29 if newly built  
85 if typical of the existing stock.

**UNITS 2 & 5**  
**ST JOHNS MEWS**  
**HAMPTON WICK KT1 4AN**

SCALE 1:200 on A4

METRES					
1	2	3	4	5	6

**FIRST FLOOR**



MAP: Guidance Purpose Only.

