

# TO LET

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**Refurbished offices**

**Collingbourne House, Spencer Court**

**140-142 Wandsworth High Street, SW18 4JJ**

**Approximately 1,051 Sq Ft  
(97.6 Sq m) to 2,163 Sq Ft  
(200.9 Sq m)**



#### **KINGSTON OFFICE**

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



#### **AGENT**

Kieran McKeogh  
[kieranm@bonsors.com](mailto:kieranm@bonsors.com)



#### **KEY SUMMARY**

- Newly refurbished
- Attractive courtyard
- Period style buildings
- Car parking

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

## LOCATION

The property is centrally located on the corner of West Hill and Putney Bridge Road (A309) at the junction with Wandsworth High Street and Armoury Way. East Putney underground (District Line) station and Wandsworth Town railway station are both located approximately half a mile from the property, which is also served by numerous bus routes.

## DESCRIPTION

Collingbourne House comprises a three storey, period style office building and provides mainly open plan offices. The available accommodation comprises the entire first and second floor office suites.

## ACCOMMODATION

The property has the following approximate net internal floor area.

Collingbourne House	Sq Ft	Sq M
First Floor	1,112	103.3
Second Floor	1,051	97.6
<b>Total</b>	<b>2,163</b>	<b>200.9</b>

In addition, 788 sq ft (73.2 sq m) of cellular offices can be made available in the adjoining building.

## TERMS

The property is available on flexible lease terms for a minimum term of 3 years.

## RENT

£27.50 per sq ft

## VAT

The property is subject to VAT

## CURRENT RATING ASSESSMENT

Description	Rateable Value	Rates Payable* (2019/2020)
First Floor	£14,250	£6,997
Second Floor	£11,250	£5,528

\*Excluding any small business or other reliefs that may apply

- Landlord & Tenant
- Agency
- Acquisitions
- Professional

## EPC

Rating E-115

## LEGAL COSTS

Each party is to be responsible for their own legal and other costs.

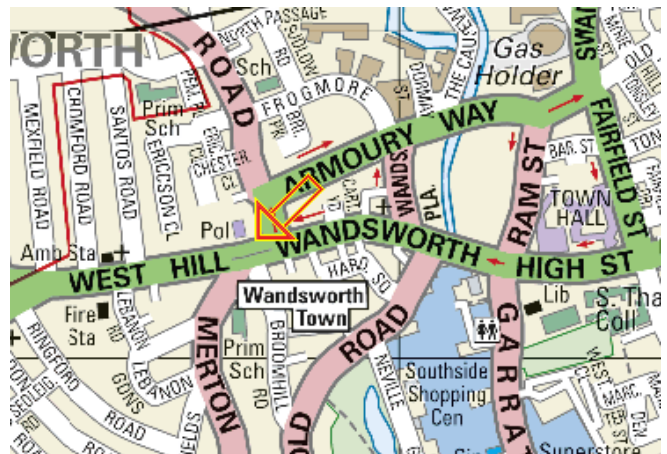
## VIEWING

Strictly by appointment through sole agents. For viewings or further information please contact:

**Kieran McKeogh**

020 8546 0022

[kieranm@bonsors.com](mailto:kieranm@bonsors.com)



### 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.