



2 Hampden Road, Kingston Upon Thames, KT1 3HH

GROUND FLOOR COMMERCIAL UNIT - A1 / A2 / D1 CONSENT

FOR SALE / TO LET

LOCATION:

The property is situated on a busy location on the corner of Hampden Road and Cambridge Road at the entrance to Kingston Town Centre to the East approached from New Malden.

The immediate area is part of the regeneration programme by the Royal Borough of Kingston upon Thames which will create a number of new dwellings within a short distance of the property.

Norbiton Station is 10 minutes walk from the available commercial unit and offers easy access into London Waterloo via Wimbledon.

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DESCRIPTION:

The premises comprise a ground floor situated within a new extremely prominent seven storey residential development of 30 apartments benefitting from an extensive frontage to both Cambridge Road which has a high amount of passing traffic and Hampden Road. The unit will be provided in a shell condition with the ability to connect to all appropriate services and allow an occupier to carry out their own dedicated fit out.

Further details including plans available upon request.

PREMISES	AREA FT ²	AREA M ²	RENT	ASKING PRICE
	2,153	200	£55,000	POA

AMENITIES:

- Brand new A1 / A2 / D1 unit
- Prominent position
- Open plan ground floor premises
- Situated on a busy location
- Part of the regeneration scheme
- Good transport links

TENURE:

Either a new effective full repairing and insuring lease for a term to be agreed or alternatively the property is for sale on the basis of a long leasehold interest of 999 years further details upon request.

RATES PAYABLE: To be assessed

SERVICE CHARGE: Upon application

EPC: Available upon request.

VAT: Applicable.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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