

RIVERSIDE OFFICES TO LET

40 HIGH STREET, KINGSON UPON THAMES
SURREY KT1 1HL

1,232 SQ FT (114.4 SQ M) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- COMFORT COOLING
- GAS FIRED CENTRAL HEATING
- RIVER VIEWS
- 3 CAR PARKING SPACES

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is prominently located on Kingston High Street immediately adjacent to the junction with Drapers Hall Road within 2 minutes walk from Kingston town centre. The building is actually situated in the riverside area of Kingston and backs directly onto the River Thames benefitting from direct access to a large selection of restaurants, bars and cafes.

Kingston town centre offers a good range of shopping and bank facilities and Kingston mainline railway station is within a 10 minute walk offering a direct route to London Waterloo in approximately 30 minutes.

DESCRIPTION

The property comprises the first and second floors of a character Grade II listed building which enjoys direct river views of the River Thames. There is a dedicated ground floor entrance leading up to a first floor reception area, L shaped open office, kitchen and male and female WC's.

On the second floor there are a further 3 offices/ meeting rooms.

Three car parking spaces are allocated in the car park adjacent to the entrance.

TERMS

The offices are available by way of an assignment or sub lease of our clients existing lease for a term to expire on 28th September 2024.

A longer term lease may be considered by way of separate negotiation with further details upon request.

RENT

£35,814 per annum exclusive.



AMENITIES

- River views
- Comfort cooling
- Gas fired central heating
- Feature wood panelling
- Wood flooring to some offices
- Carpeting to some offices
- Fluorescent & feature lighting
- Kitchen
- Male & female toilet facilities
- 3 parking spaces

ACCOMMODATION

The premises have the following approximate net internal floor area:

1,232 SQ FT (114.4 SQ M) APPROX.

BUSINESS RATES

Rateable Value: £20,750

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: D76

VIEWING

Strictly by appointment through Joint Sole Agents.

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