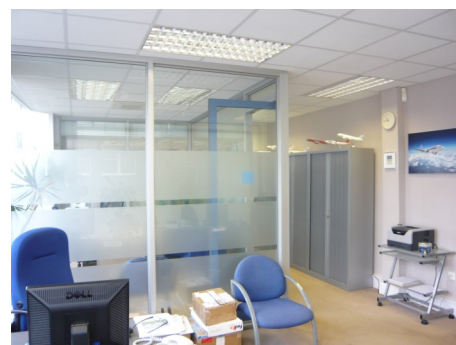


602-604 KINGSTON ROAD, RAYNES PARK SW20 8DN

GROUND FLOOR OFFICE SUITES WITH DISPLAY FRONTAGE

TO LET

666 - 1,356 SQ FT (61.9 - 126 sq m) APPROX



- ♦ Within 200m of Raynes Park railway station
- ♦ Onsite parking

- ♦ Self-contained
- ♦ Comfort cooled

LOCATION

The properties are prominently situated on the corner of Kingston Road and Carlton Park Avenue within an established parade of shops and offices, and a short walk from Raynes Park mainline railway station. The station offers a fast and frequent service to London Waterloo (approx. journey time 18 minutes). The A3 Kingston by-pass is within a mile of the property, offering a direct route to both central London to the north and junction 10 of the M25 motorway to the south. Wimbledon town centre is approximately 1.5 miles away.

For a map of this location please visit
www.bing.com/maps and insert SW20 8DN

DESCRIPTION

The premises comprise two adjoining self contained ground floor B1 office units both with display frontages and their own toilets, tea points and front doors opening onto Kingston Road. An archway currently links the two units internally. The units are partitioned to provide a combination of open plan and self contained offices, which are fully carpeted and benefit from comfort cooling cassette units. There is parking for up to 6 cars in 3 back to back bays located to the rear of the properties.



AMENITIES

- ◆ Comfort cooling cassette units
- ◆ Recessed Category II lighting
- ◆ Fully carpeted
- ◆ Glazed partitioning
- ◆ Male and female toilets
- ◆ Two kitchens
- ◆ Suspended ceilings
- ◆ Display frontages
- ◆ Parking for 6 cars to the rear

TENURE

The offices are available to let as a whole or as two separate units on a new full repairing and insuring lease(s) for a term to be agreed.

RENT

602 Kingston Road	£16,500 pa exclusive
604 Kingston Road	<u>£16,750 pa exclusive</u>
Total	£33,250 pa exclusive



ACCOMMODATION

The property comprises the following approximate net internal floor areas:

	602 Kingston Rd		604 Kingston Rd	
	SQ FT	SQ M	SQ FT	SQ M
Office	655	60.9	690	64.10
Storage	11	1.0	-	-
TOTAL APPROX.	666	61.9	690	64.1
Total offices	1,356 sq ft (126 sq m)			

BUSINESS RATES

	<u>602</u>	<u>604</u>
Rateable Value	£9,000	£11,500
Rates Payable (19/20)	£4,419	£5,646.50

We strongly recommend you verify these figures with Merton Borough Council.

EPC

602 Kingston Road	Rating: E (119)
604 Kingston Road	Rating: C (61)

For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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