# TO LET



Refurbished town centre air-conditioned office 1st Floor, Applemarket House, Union Street, Kingston upon Thames KT1 1RR Approximately 4,200 Sq Ft (390.2 Sq M)



**KINGSTON OFFICE** 

🚯 RICS 🔽 in

75-77 Old London Road

Warwick Lodge

Kingston

KT2 6ND

AGENT Andrew Pollard andrewp@bonsors.com



#### **KEY SUMMARY**

- Air conditioned
- Town centre location
- Lift
- Open plan space
- LG7 compliant lighting

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND Ealing Office – Boundary House, Boston Road, London, W7 2QE

## 1st Floor Applemarket House Union Street Kingston upon Thames KT1 1RR

### LOCATION

Kingston upon Thames is a major shopping and business centre located approximately 12 miles to the south-west of central London. The property is located in the centre of Kingston upon Thames and is therefore very close to the retail and other facilities that the town has to offer.

# **COMMUNICATIONS (APPROX.)**

#### By road:

Central London	13 miles
A3 Kingston by pass	4 miles
M4	8 miles
M3	6 miles
M25	15 miles

#### By train:

London Waterloo	31 mins.
Clapham Junction	19 mins.

#### To airports:

Heathrow	9 miles
Gatwick	28 miles

## DESCRIPTION

The office suite is located on part of the first floor of Applemarket House in the centre of Kingston upon Thames. The accommodation benefits from the following amenities:

- Air-conditioning
- Suspended ceiling
- LG7 compliant lighting
- Kitchen facilities
- Ground floor entrance lobby
- Lift
- Male and Female WCs

## ACCOMMODATION

The office has the following approximate net (IPMS3) floor areas.

Description	Sq ft		Sq M	
Suite 1	4,200		390.2	
Landlord 8	& Tenant	•	Agency	•

### TERMS

A new full repairing and insuring lease is available for a term of 5 or 10 years.

## **RATES AND OUTGOINGS**

Estimated rates payable for the year from 1<sup>st</sup> April 2018 are £25,440. Current service charge estimate (2019) is approximately £7.37 per sq ft (including insurance). A sinking fund will apply at 5% of the annual rent.

#### RENT

£105,000 per annum exclusive.

### EPC

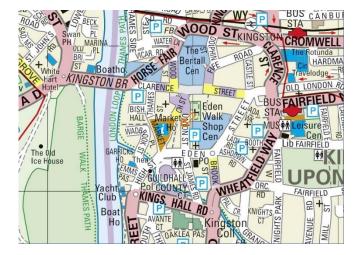
The EPC rating for this property is C - 75.

## VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Kieran McKeoghAndrew Pollard020 8546 00220208 546 0022kieranm@bonsors.comandrewp@bonsors.com



#### Please note the following:

1. All measurements, areas and distances are approximate.

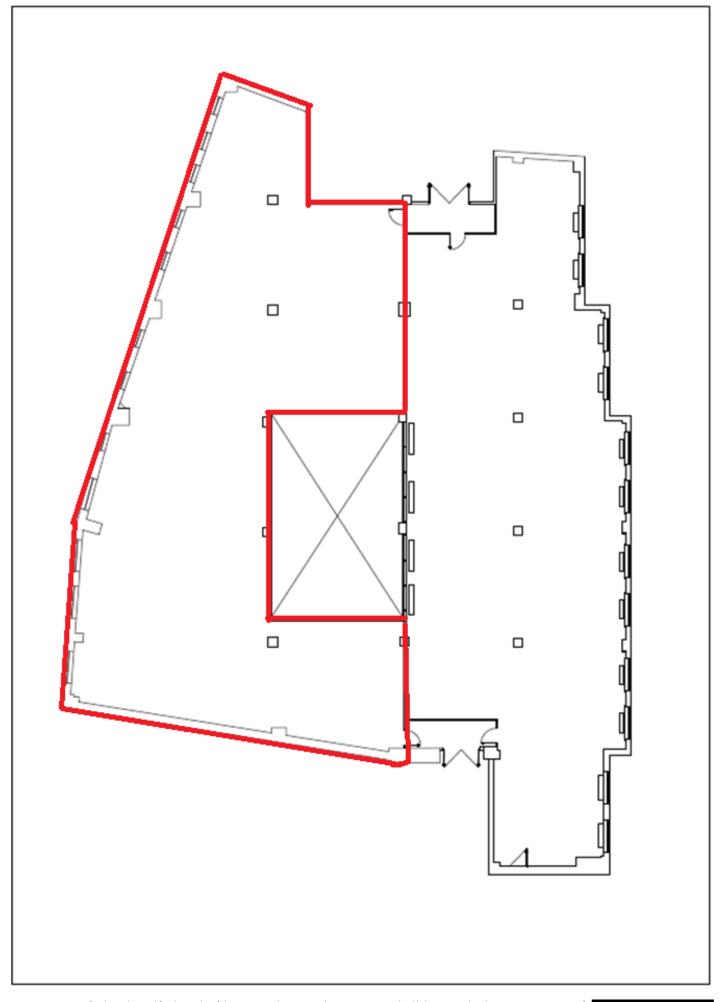
Professional

- 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.

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

Acquisitions





Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

Bonsors.com 020 8546 0022