

# TO LET



**Refurbished town centre  
air-conditioned office**

**Approximately  
4,200 Sq Ft (390.2 Sq M)**

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



## KINGSTON OFFICE

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

## AGENT

Andrew Pollard  
[andrewp@bonsors.com](mailto: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 & Tenant • Agency • Acquisitions • Professional

## 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 McKeogh**

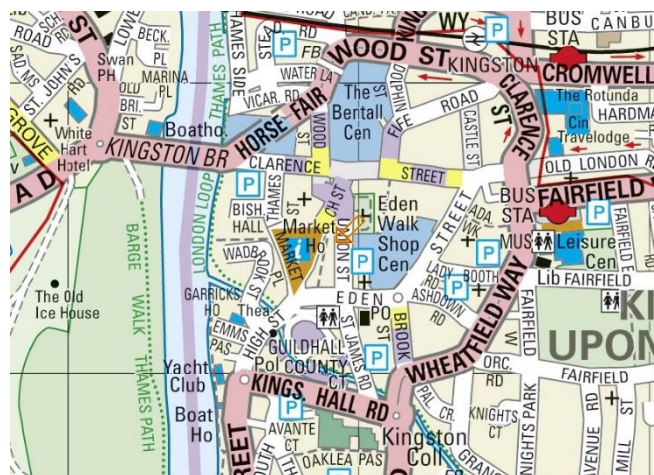
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**Andrew Pollard**

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### 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.

