

MAKING PROPERTY WORK

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TO LET

OFFICE – 2,633 SQ FT (244.61 SQ M)

2nd Floor 1-3 Union Street, Kingston Upon Thames, London, KT1 1RP

DESCRIPTION

The office is self-contained and comprises the entire second floor of the property, located in the centre of Kingston upon Thames.

Car parking is available in nearby town centre public car parks.

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 550m from Kingston railway station which provides a service into London Waterloo every 15 minutes with a journey time of approximately 30 minutes.

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.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
2nd Floor	2,633	244.61

AMENITIES

- Gas central heating and Air cooling
- Town centre location
- Own male and female WCs and own Kitchen
- Open plan space
- Perimeter trunking
- Ground floor entrance lounge

RENT

£25.00 per sq ft.

TENURE

A new full repairing and insuring lease for a term by arrangement. The lease is to exclude s24-28 of the Landlord & Tenant Act 1954.

RATES

Rateable value - £49,750 (2026).

VAT

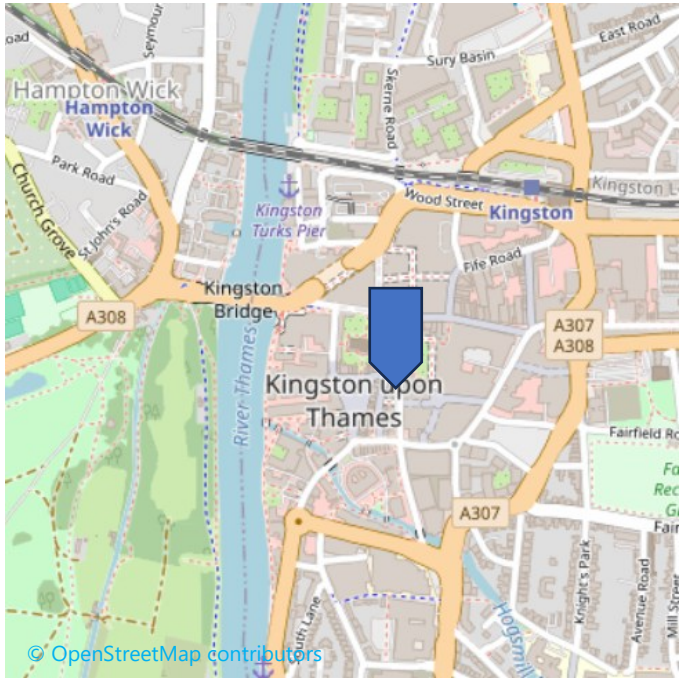
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.





VIEWINGS –

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