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MAKING PROPERTY WORK

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FOR SALE/ TO LET

INDUSTRIAL AND WAREHOUSE – 21,274 SQ FT (1,976.35 SQ M)

Bryson House, Horace Road, Kingston Upon Thames, KT1 2SL

Rent | £200,000 Per annum Price | On application

20 August 2026

DESCRIPTION
The property provides office, storage and industrial/workshop space on ground and 1st floors.

LOCATION
Bryson House is located in Horace Road approximately 1 mile to the south-east of Kingston upon Thames town centre. This is an area of mixed use with residential dwellings and office/industrial buildings in Horace Road.

Access to the A3 trunk road, which links to central London and to the UK motorway network (via Junction 10 of the M25), is approximately 3 miles to the south at Tolworth. The nearest railway stations which provide a service into London Waterloo are Kingston upon Thames (approximately 1 mile to the north) and Surbiton (approximately 1.2 miles to the south).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	14,065	1,306.64
First Floor	7,209	669.72
TOTAL	**21,274**	**1,976.36**



AMENITIES
- Secure yard with 30 parking spaces
- 3 phase power
- Goods lift
- Kitchens and WCs on ground and 1st floors
- Gas fired heating

RENT
£200,000 Per annum

PRICE
On application

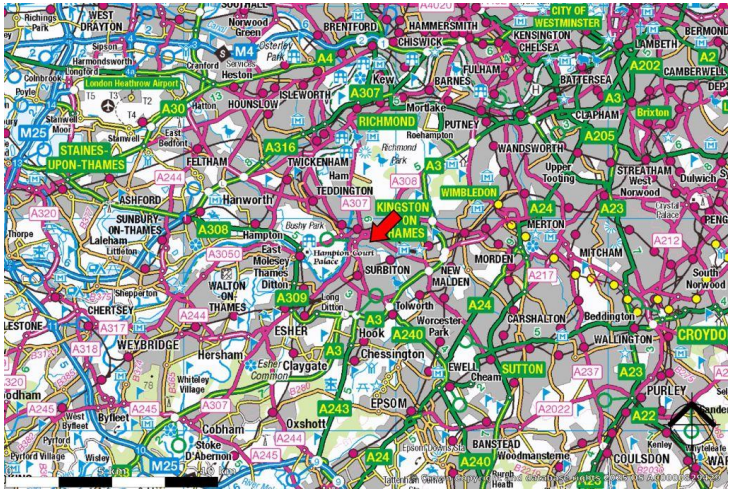
RATES
The current 2023 Rateable Value of the property is £119,000.

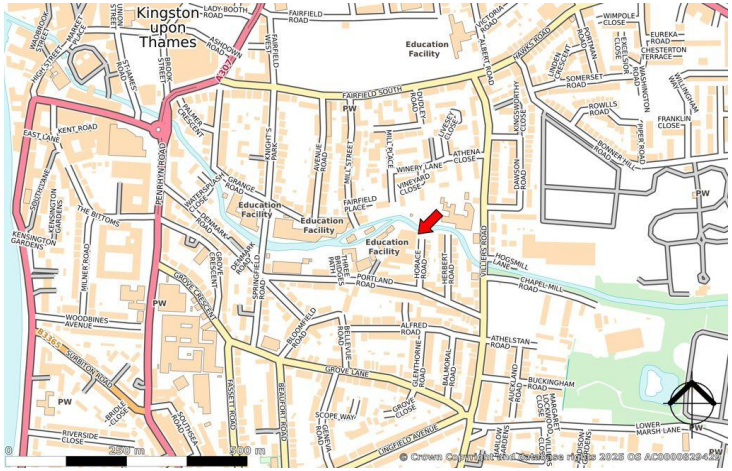
PLANNING
As a funeral directors with facilities and services currently provided, the current use on site may be classed as 'sui generis'. Any proposed use, other than a funeral directors, may therefore require planning permission.

VAT
VAT will be chargeable on the terms quoted.

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

EPC
EPC Rating F – 139
The owner of the building will undertake to carry out works to improve the EPC rating as part of any lease negotiations.





VIEWINGS –

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