

UNIT 2, 192 - 194 LONDON ROAD, KINGSTON UPON THAMES, LONDON, KT2 6QP

£27,500 Per Annum

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

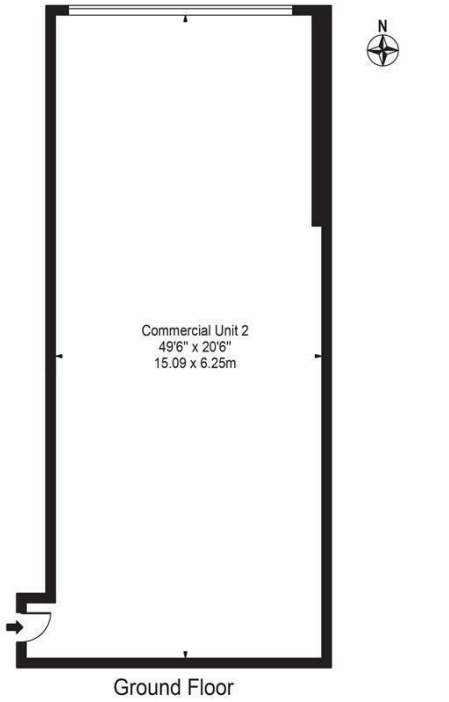
020 8296 1273

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London Road,
Kingston, KT2 6QP

Approx. Gross Internal Area 1012 Sq Ft - 94.02 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

The property comprises ground floor commercial unit of a brand new, purpose-built, mixed-use development. The building is a modern three-storey structure providing nine residential apartments above, with this prominent Class E unit occupying the ground floor.

Key Features:
- Brand new construction — completed to a high specification throughout
- Offered in shell & core condition with services, ready for a tenant's bespoke internal fit-out
- Impressive double frontage to London Road providing maximum street presence and visibility
- Highly desirable end-cap position with return frontage
- Open-plan layout offering complete flexibility of design and configuration
- Suitable for a wide variety of Class E uses including retail, café/restaurant, office, medical/health, gym/fitness, or showroom (subject to any necessary consents)

Location

Unit 2 occupies a prominent position on the east side of the A308 London Road, one of the principal arterial routes into Kingston town centre from the north-east. The property benefits from excellent visibility and heavy passing vehicular and pedestrian traffic.

Kingston upon Thames is an affluent Royal Borough situated approximately 11 miles south-west of Central London.

Norbiton mainline railway - Approx. 0.2 miles east - Regular services to London Waterloo
Kingston mainline railway - Approx. 0.6 miles west - Regular services to London Waterloo
London Road (A308) - On the doorstep - Direct road link to Kingston town centre, A3 and M25

Excellent bus services operate along London Road, providing connections throughout the borough and wider South West London.

Tenure & Terms

Rent: £27,500 per annum
VAT: Not applicable

Lease length: Negotiable
Rent free period: Negotiable
Repairing: Internally repairing
Legal costs: Each party are responsible for their own

Viewings

Contact sole agents
Christopher St James 020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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