



Rent: £20,000 Per annum + VAT **Size:** 1,063 Square feet **Ref:** #3111 **Status:** Reduced

Location

Located in Kingston town centre opposite the Apple Market and close to Charter Quay with a wide variety of bars, restaurants and shops. Kingston railway station is a 10 minute walk away and provides regular services to Waterloo, Clapham Junction and Wimbledon.

Description

Commencing rent £20,000 p.a. Suitable for a variety of different uses under the E use class.

We are pleased to offer this newly refurbished and superbly presented office suite arranged over two floors in the heart of Kingston Town Centre.

The suite is accessed off a pedestrianised street to the rear of the shops in Eden Street and measures a total of 1,063 sq ft in total.

On the first floor there is a light and airy open plan office space with sash windows overlooking the Apple Market. Stairs lead to the second floor office, again with plenty of natural light and views over the market. The second floor also has a modern fitted kitchen, store cupboard and WC's.



The suite benefits from video entry phone system, LED lighting, dimplex timer heaters and laminate wood flooring.

EPC Rating D.

Early viewings recommended.

Address

Address: 10a Eden Street Postcode: KT1 1BB Town: Kingston Upon Thames Area: Surrey

General information

Tenure:	Leasehold
Rent:	£20,000 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £29,500, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ Beautifully presented throughout
- ✓ Close to station
- ✓ Kitchen
- ✓ LED lighting
- ✓ Town centre location
- ✓ Recently refurbished

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

