

ATTRACTIVE TOWN CENTRE OFFICES

720 SQ FT (66.9 SQ M) APPROX **TO LET**



**25 UNION STREET, KINGSTON UPON THAMES,
SURREY KT1 1RP**



LOCATION

The premises occupy a prominent position in this busy town centre being situated between Market Place and Clarence Street. Kingston railway station is within a short walk providing a direct service to Waterloo, Wimbledon and Clapham Junction. The A3 is easily reached via New Malden and provides direct access to the M25 (J10).

For a map of this location please visit www.bing.com/maps
and insert KT1 1RP

DESCRIPTION

A well presented self-contained office suite which occupies the entire second floor. The suite comprises a large open plan office with two adjoining smaller offices and also has a dedicated WC on the first floor.

The suite is approached via an entrance on Union Street.

AMENITIES

- ◆ Town centre location
- ◆ Feature sash windows
- ◆ Good natural light
- ◆ LED lighting
- ◆ Toilet
- ◆ Dimplex timer heaters
- ◆ Oak flooring
- ◆ Video entry phone
- ◆ Perimeter trunking

ACCOMMODATION

Floor	Sq Ft	Sq M
Second	720	68.9

TERMS

The premises are available on a new full repairing and insuring lease for a flexible term by arrangement.

RENT

£19,800 per annum exclusive.

RATES

Rateable value £7,900
Rates payable (2022/23) £3,942.10

We strongly recommend you verify these figures with Kingston Borough Council.

Most occupiers qualify for Small Business Rates relief and therefore will not need to pay business rates on this suite. It is however recommended that tenants verify this with Kingston Borough Council directly.

VAT

The building is elected for VAT.

EPC

Rating: D (84)



VIEWING: Strictly by appointment through sole agents:

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