

6 BRIDLE CLOSE, SURBITON ROAD, KINGSTON UPON THAMES, KT1 2JW



SUMMARY

- 469 to 938 sq ft (43.59 to 87.17 sq m)
 - Modern offices
 - To Let
- Rent: First floor: £15,000 per annum including service charge rising annually in accordance with RPI. Entire building : New FRI lease at a rent of £25,000 pax. Car parking £1,250 per annum per space.
- Annual renewable licence.

AMENITIES

- 15 minutes' walk to Surbiton Station (Google Maps)
- 2 Car parking spaces on separate licences
- Carpeted throughout
- Door entry phone system
- Gas fired central heating
- Kitchenette
- Landscaped communal gardens

Ref: 908E

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

The property is located in a modern development of linked small office buildings in a cul-de-sac off Surbiton Road, mid-way between Kingston upon Thames and Surbiton town centre, within easy walking distance of local shops and the River Thames Riverside Walk.

DESCRIPTION

The entire first floor of this purpose-built, two storey, self-contained, semi-detached office building comprising two rooms and WC or the entire building.

ACCOMMODATION

FLOOR	SIZE
Ground floor	469 sq ft (43.59 sq m)
First floor offices	469 sq ft (43.59 sq m)
Total	938 sq ft (87 sq m)

LEASE / TERM

Annual renewable licence.

RENT

First floor: £15,000 per annum including service charge rising annually in accordance with RPI. Entire building : New FRI lease at a rent of £25,000 pax. Car parking £1,250 per annum per space.

RATES

The first floor will need to be independently re-assessed for rates but, based on the Valuation Office Summary Valuation, we estimate the Rateable Value to be approximately £10,000 payable at 49.9p in the £ (UBR 2020/21). Therefore we estimate the rates payable for the year ending 31st March 2021 should be £4,990. Subject to eligibility, the premises would qualify for 100% Small Business Rate Relief. The entire property is assessed as Offices and Premises Rateable Value £20,000 at 49.9p in the £ (UBR 2020/2021). Actual rates payable should be £9,980 per annum.

VAT

VAT is applicable

EPC RATING

C-70

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
020 8547 0850

crispin@martincampbell.co.uk

James Haines
020 8547 0850

james@martincampbell.co.uk