

**UNIT 13, ST GEORGE'S INDUSTRIAL ESTATE, RICHMOND ROAD,
KINGSTON UPON THAMES, KT2 5BQ**



SUMMARY

- **4,365 sq ft (405.67 sq m)**
- **Modern Trade Counter/Warehouse with offices**
- **Rent: £87,300 per annum exclusive**
- **Available on a new full repairing and insuring lease on terms to be agreed.**

AMENITIES

- **3 Phase power**
- **600 lbs per sq ft floor loading**
- **Disabled access & ground floor toilet**
- **Gas fired central heating to offices**
- **Good car parking**
- **Male & female WCs**
- **Roller shutter loading door 11'6" (3.5m)**
- **Suitable for trade counter sales**

Ref: 954E

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Mid-way between Richmond and Kingston town centres and close to local shopping at Ham Parade.

DESCRIPTION

End of terrace modern unit of steel frame construction providing a ground floor warehouse in clear space and first floor offices. The loading doors are electrically operated. The unit forms part of a modern purpose-built business estate. Other occupiers on the estate include Toolstation, Screwfix Direct, Plumbase, City Electrical Factors, Alloway Timber.

ACCOMMODATION

Eaves Height: 18'6" (5.65 metres)

Apex: 24'0" (7.32 metres)

FLOOR	SIZE
Ground floor: Warehouse/Industrial	3,805 sq ft (353.62 sq m)
First floor: Offices	560 sq ft (52.04 sq m)
Total	4,365 sq ft (406 sq m)

LEASE / TERM

Available on a new full repairing and insuring lease on terms to be agreed.

RENT

£87,300 per annum exclusive

RATES

The premises are listed on the Valuation Office website < www.tax.service.gov.uk/business-rates-find/search > as Warehouse and premises having a Rateable Value of £40,750 payable at 49.9p in the £ (UBR 2021/2022). The rates payable for the year ending 31st March 2022 should be £20,334.25, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

EPC RATING

C-56

VIEWING

Viewing strictly by prior appointment with the agent:

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