

ECONOMICAL TOWN CENTRE OFFICE SUITES

AVAILABLE ON FLEXIBLE TERMS



CLOSE TO
KINGSTON STATION

TO LET

285 SQ FT - 2,044 SQ FT
(26.47 SQ M - 189.96 SQ M)

LOCATION

Gough House is situated close to the junction with Eden Street and Clarence Street, in the centre of Kingston upon Thames. The offices are located on the first floor above the Skipton Building Society and Feather and Black. Kingston Railway Station is only a short walk away and offers a regular direct services to London Waterloo, with an average journey time of approximately 30 minutes.



UNIT 6

UNIT 11-14

GOUGH HOUSE, 57 EDEN STREET, KINGSTON UPON THAMES, SURREY KT1 1DA

DESCRIPTION

The available suites are arranged over the first floor of this two storey town centre building, and are accessed via main entrance directly from Eden Street. Many of the offices have recently been refurbished.

All suites benefits from good natural light and use of shared kitchen and include the following amenities:

AMENITIES

- LED Lighting
- Carpeted or laminate floor
- Good natural light
- Electric Heaters
- Entry phone system
- Shared kitchen
- Shared male & female WCs



ACCOMMODATION - Floor areas IPMS 3

ROOM	SQ FT	SQ M	RENT YEAR 1	RATEABLE VALUE	AVAILABILITY	EPC
1 & 2	426	39.5	£9,800	"	Available	E (109) & E(124)
6	285	26.47	£6,555	"	Available	E (108)
8 & 10	434	40.31	£10,000	"	Available	E (101)
11 - 14	899	83.51	£20,700	"	Available	E (101)

*We strongly recommend you verify the rates figures and any relief with Kingston upon Thames Borough Council

RENT

The quoted rent is inclusive of service charge and the cost of the BT lease line . Note the rent will increase annually by a fixed amount to be advised.

VAT

We are advised that the building is elected for VAT.

TENURE

The suites are available together or separately on new flexible leases on terms to be agreed.

FLOOR PLAN



FIRST FLOOR

Not to scale

Further information or to arrange an inspection please contact:

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