

SELF CONTAINED OFFICE UNIT - 294 SQ FT (27.31 SQ M)

CLOSE TO RIVER THAMES AND KINGSTON TOWN CENTRE

TO LET



294 SQ FT (27.3 sq m) APPROX

- ◆ Self-contained office premises close to Kingston Riverside area.
- ◆ 294 sq ft approx.
- ◆ Lease assignment to expire December 2035 with a Tenant break and rent review in 2030.
- ◆ Property is not elected for VAT.

2 RAM PASSAGE, KINGSTON UPON THAMES, SURREY KT1 1HH

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LOCATION

The property is situated in Ram Passage, which leads from Kingston High Street to the River Thames, close to Kingston Town Centre.

DESCRIPTION

The premises comprise a ground floor retail/office unit providing approximately 294 sq ft of open plan space benefiting from a WC and a fully functional air cooling cassette system.

USE

The property is an office.

TERMS

The property is available to let by way of a lease assignment to expire December 2035 with a Tenant break and rent review in December 2030.

RENT

£9,000 pax.

VAT

We are advised that the property is not elected for VAT.

EPC

Rating: C (64)

BUSINESS RATES

Rateable Value	£6,300
Rates Payable (26/27)	£2,721.60

You may qualify for zero rates payable.

We strongly recommend that interested parties verify these figures with Kingston Borough Council



View from nearby riverbank

For viewings or for further information contact:

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Particulars updated: 19/06/26

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