

UNIT 9 PRINCETON MEWS,
167-169 LONDON ROAD,
KINGSTON UPON THAMES KT2 6PT



SELF CONTAINED OFFICE BUILDING /
FLOORS
WITH 3 ON SITE CAR PARKING SPACES
490 to 1,370 SQ FT (45.5 to 127.3 SQ M) APPROX

**FOR SALE /
TO LET**



- ◆ Secure mews style courtyard
- ◆ Feature spiral staircase
- ◆ Comfort cooled offices
- ◆ On site parking

LOCATION

Princeton Mews is situated on the London Road (A308), which is approximately one mile from Kingston town centre. Access to central London is via the A3 Kingston by-pass which also provides a direct link to the M25 via junction 10 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Kingston and Norbiton railway stations are within easy reach of the premises and provide a regular rail service to London's Waterloo, whilst there is an excellent range of local shops and restaurants within the immediate area.

For a map of this location please visit www.bing.com/map and insert KT2 6PT

DESCRIPTION

An attractive self-contained office building located in a prominent secure mews style courtyard development, constructed in the late 1980s.

The property is laid out over 3 levels providing predominantly open plan office accommodation and has been redecorated throughout and benefits from a feature spiral staircase and comfort cooling.

The ground floor can be let independently of the two upper floors.

ACCOMMODATION

	Sq Ft	Sq M	Car Parking
1st & 2nd Floors	880	81.8	2
Ground Floors	490	45.5	1
Total	1,370	127.3	3

AMENITIES

- ◆ Central heating
- ◆ Demountable partitioning
- ◆ Kitchen
- ◆ Male and female toilets
- ◆ Comfort cooling units
- ◆ 3 on site car parking spaces



TERMS

The building will be let either as a whole or in a combination of floors on a new full repairing and insuring lease for a term to be agreed.

RENT

£23.00 per sq ft

Alternatively, our client would consider a sale of the long leasehold interest. Terms upon application.

Price: Upon application

BUSINESS RATES

	<u>Rateable Value</u>	<u>Rates Payable (2024/25)</u>
2nd	£6,900	£3,443.10
1st	to be assessed	
Grd	to be assessed	

VAT

We have been advised the building is elected for VAT.

EPC

D (97)



For further information or to arrange an inspection please contact sole agents:

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Particulars updated 08.04/24