

QUALITY COMFORT COOLED OFFICES IN MODERN COURTYARD OFFICE DEVELOPMENT

1,442 - 2,884 SQ FT WITH 6 CAR PARKING SPACES
(134 - 268 SQM) APPROX

FOR SALE/TO LET



UNITS 11 & 12 PRINCETON MEWS, 167-169 LONDON ROAD,
KINGSTON UPON THAMES, SURREY KT2 6PT



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.

Norbiton Railway Station is within 500 yards of the premises and provides a regular rail service to London 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/maps and insert KT2 6PT

DESCRIPTION

The premises comprises a modern business space office development consisting of 2 connected units forming part of this gated courtyard development.

The premises provide a combination of open plan and partitioned office accommodation over 3 floors with meeting rooms and tea points. Separate access to all floors is possible via an external balcony as well as internal staircases. The units benefit from comfort cooling, gas fired central heating and 3 allocated car spaces for each property in an underground car park below the development.

EPC

Unit 11 Rating E (121)
Unit 12 Rating D (98)

VAT

We have been advised the properties are elected for VAT.

ACCOMMODATION

UNIT	SQ FT	SQ M	PRICE	RENT PA	RATES PAYABLE (approx)	CAR SPACES
10	1,391	129.2	Sold	N/A	Sold	
11	1,442	134.0	£570,000	£36,000	£12,520.50	3
12	1,442	134.0	£570,000	£36,000	£12,029.50	3
TOTAL	4,275	397.2				

AMENITIES

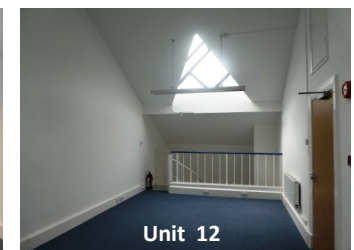
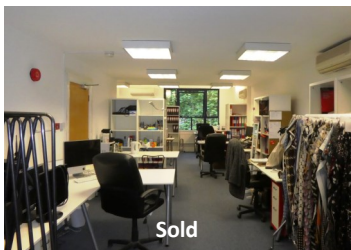
- ◆ Comfort cooling
- ◆ Central heating
- ◆ 3 compartment perimeter trunking
- ◆ Suspended ceilings
- ◆ Double glazed
- ◆ Fluorescent lighting
- ◆ Tea point
- ◆ Male and female toilets
- ◆ 3 on site car parking spaces with each unit
- ◆ Further on site visitor parking
- ◆ On-site house manager

TERMS

The premises are available on virtual freeholds. All leases are on a peppercorn rent.

Unit 11 999 years from 29.09.2004
Unit 12 999 years from 29.09.2004

Alternatively, our Client would consider letting the units on terms to be agreed.



For further information or to arrange an inspection please contact:

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