

STRIKING S/C COURTYARD OFFICE BUILDINGS
1,442 - 2,884 SQ FT (134 - 268 SQM) APPROX
6 CAR PARKING SPACES

**VIRTUAL FREEHOLD
FOR SALE**



- ◆ Attractive modern courtyard development.
- ◆ Situated in a popular location close to Kingston town centre.
- ◆ Good connectivity to Central London via the A3 and West London via Richmond Park.
- ◆ Two modern 3 storey office properties comprising 1,442 - 2,884 sq ft.
- ◆ 6 on site car parking spaces in total.
- ◆ Ideal purchase for an owner occupier or investment buyer.
- ◆ Both properties are held on 999 year leasehold interests from 2004.
- ◆ We are advised that the properties are elected for VAT.
- ◆ Sale price **£525,000** (Five Hundred and Twenty-Five Thousand Pounds) for each property or **£1,050,000** (One Million and Fifty Thousand Pounds) for a combined purchase.

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

COMMUNICATIONS

ROAD	
Central London	12 miles
M3 (J1)	6 miles
M25 (J10)	12 miles
M4 (J3)	10 miles

AIR	
Heathrow Airport	10 miles
Gatwick Airport	32 miles

RAIL	
London Waterloo	30 mins



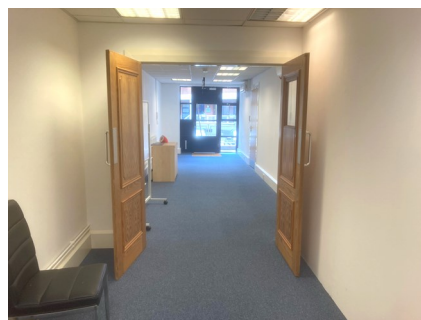
DESCRIPTION

The premises comprises a modern business space office development built circa 1990, 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.

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



ACCOMMODATION

UNIT	SQ FT	SQ M	PRICE	RATES PAYABLE 2023/24	CAR SPACES
11	1,442	134.0	£525,000	£14,845.25	3
12	1,442	134.0	£525,000	£14,346.25	3
TOTAL	2,884	268.0			

We strongly recommend you verify the above Rates Payable with Kingston Borough Council.

UNIT 11



UNIT 12



TENURE

The properties are held on 999 leasehold interests from the 29th September 2004 and are being sold with full vacant possession.

SALE PRICE

Unit 11 - £525,000 subject to contract

Unit 12 - £525,000 subject to contract

VAT

We have been advised the properties are elected for VAT.

ESTATE SERVICE CHARGE: 2022 / 23

Unit 11 - £4,846.24 per annum

Unit 12 - £4,846.24 per annum

EPC

Unit 11 - Rating E (121)

Unit 12 - Rating D (98)



For further information or to arrange an inspection please contact:

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