

**UNIT 6, THE FACTORY, 2 ACRE ROAD, KINGSTON UPON THAMES,  
KT2 6EF**



**SUMMARY**

- 246 sq ft (22.86 sq m)
- Creative business space offering flexible accommodation
- Close to Kingston Town Centre
- To Let
- Rent: £7,380 per annum exclusive
- Available on a new full repairing and insuring lease for a term by arrangement.

**AMENITIES**

- Building page: <https://www.kt2offices.co.uk>
- Car parking (by separate agreement)
- Entry phone
- Fibre connectivity
- Ground floor business unit
- Kitchenette

Suitable for a wide variety of E Class uses  
▪ such as offices, e-commerce, storage, light assembly & lab space

Ref: 991E

**020 8547 0850**

Parc House, 25-37 Cowleaze Road,  
Kingston upon Thames, KT2 6DZ

[www.martincampbell.co.uk](http://www.martincampbell.co.uk)



## LOCATION

The premises are situated to the north of Kingston Town Centre between Acre Road and Cowleaze Road, close to the junction with Richmond Road (A307). Kingston railway station and the main shopping centre are both within easy walking distance.

## DESCRIPTION

Unit 6 on the ground floor forms part of the former Hawker Siddeley components factory which has been converted to provide a range of self-contained business units. Many of the original factory features have been retained to create a distinctive feel to the accommodation.

## ACCOMMODATION

EPC Rating: C-58  
Contracted outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
Unit 6 - Ground floor	246 sq ft (22.86 sq m)
<b>Total</b>	<b>246 sq ft (23 sq m)</b>

## LEASE / TERM

Available on a new full repairing and insuring lease for a term by arrangement.

## RENT

£7,380 per annum exclusive

## RATES

The premises are listed on the Valuation Office website < <https://www.gov.uk/find-business-rates> > as Store having a Rateable Value of £2,300 payable at 49.9p in the £ (UBR 2024/25). For the year ending 31st March 2025 the rates payable should be £1,147.70. The unit should benefit from Small Business Rate Relief meaning zero rates payable.

## VAT

VAT is applicable

## SERVICE CHARGE

The estimated service charge budget for the year ending 31st March 2024 is £4.03 per sq ft which will include heating, lighting, cleaning of the common parts, repairs, maintenance, buildings insurance and refuse collection.

## VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson	James Haines
07710 066 629	07767 261 559
<a href="mailto:crispin@martincampbell.co.uk">crispin@martincampbell.co.uk</a>	<a href="mailto:james@martincampbell.co.uk">james@martincampbell.co.uk</a>