

SUPERB NEWLY BUILT SELF-CONTAINED OFFICE BUILDING

4,585 SQ FT (426.1 SQM) NIA APPROX

FREEHOLD FOR SALE



HIGHWOOD HOUSE, 18 PARK ROAD, KINGSTON UPON THAMES,
SURREY KT2 6BG



LOCATION

Prominently located on the corner of Park Road and Borough Road and close to the junction with London Road (A308), providing direct access to the A3, approximately 3 miles away, which in turn provides a link to Central London.

Access via Kingston Bridge and Richmond Park lead to a fast road connection to Heathrow and both the M3 and M4 motorways.

Norbiton railway station is within a 7 minute walk, providing regular direct services to London Waterloo, via Wimbledon and Clapham Junction where you can pick up a fast rail service to Gatwick Airport.

For a map of this location, visit www.bing.com/maps and enter KT1 4ER

COMMUNICATIONS

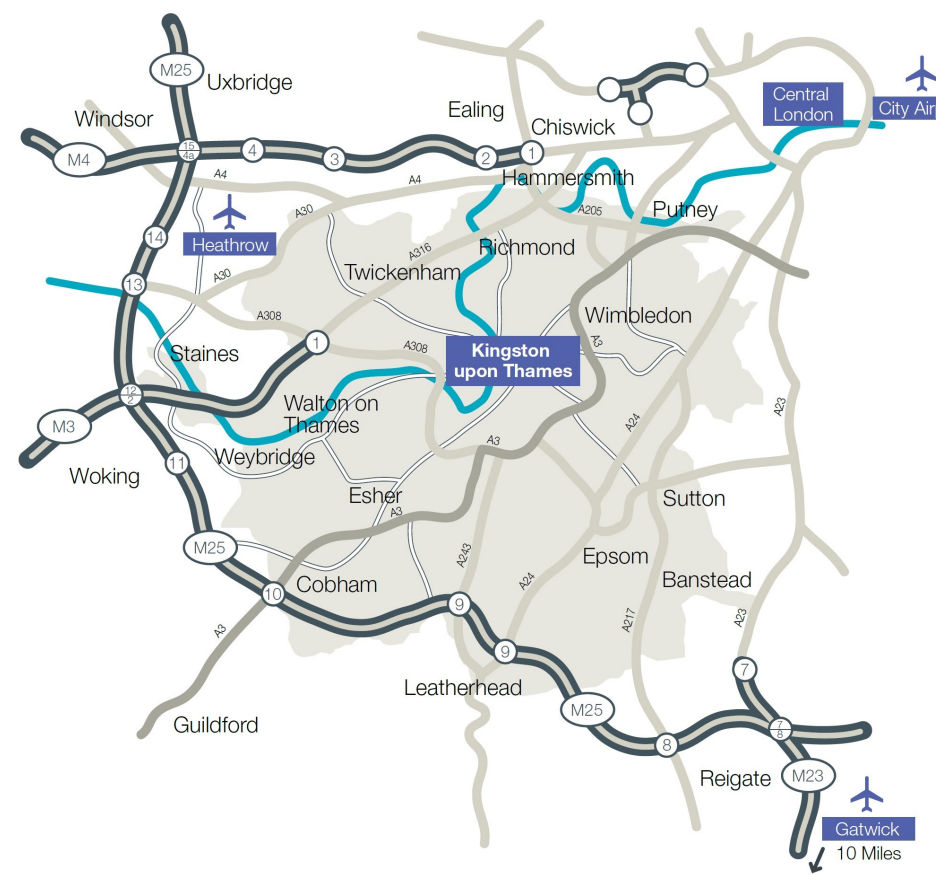
ROAD		AIR	
Central London	12 miles	Heathrow Airport	10 miles
M3 (J1)	6 miles	Gatwick Airport	32 miles
M25 (J10)	12 miles	RAIL	
M4 (J3)	10 miles	London Waterloo	30 mins

DESCRIPTION

Highwood House is a newly constructed 3 storey office/ D1 building to be provided in a shell and core condition.

The accommodation is ideal for a single occupier, however with 3 ground floor entrances and central core, the property readily lends itself to multiple occupation.

A passenger lift provides level access to all floors, while solar panels fitted to the roof will supply electricity to the building, potentially reducing utility bills.

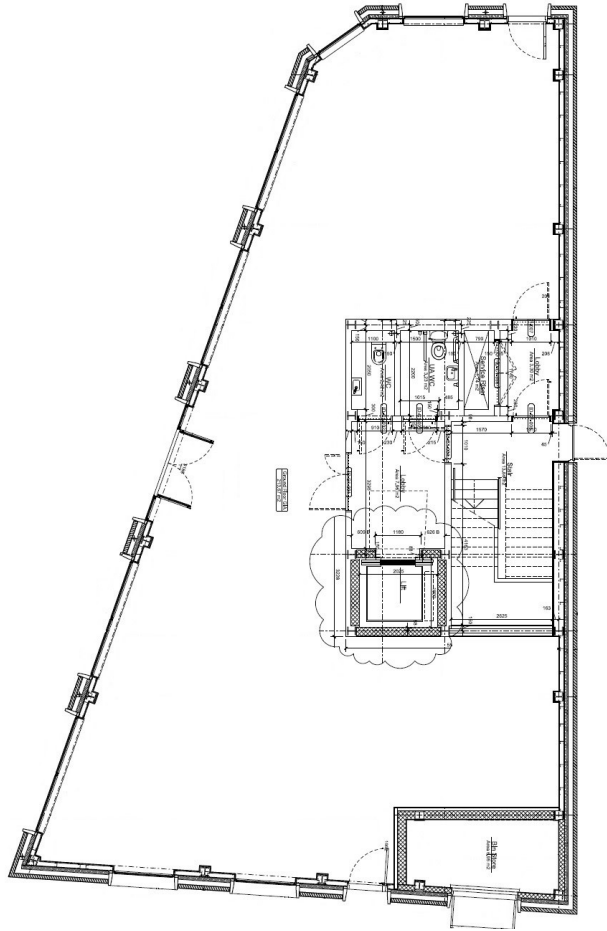


AMENITIES

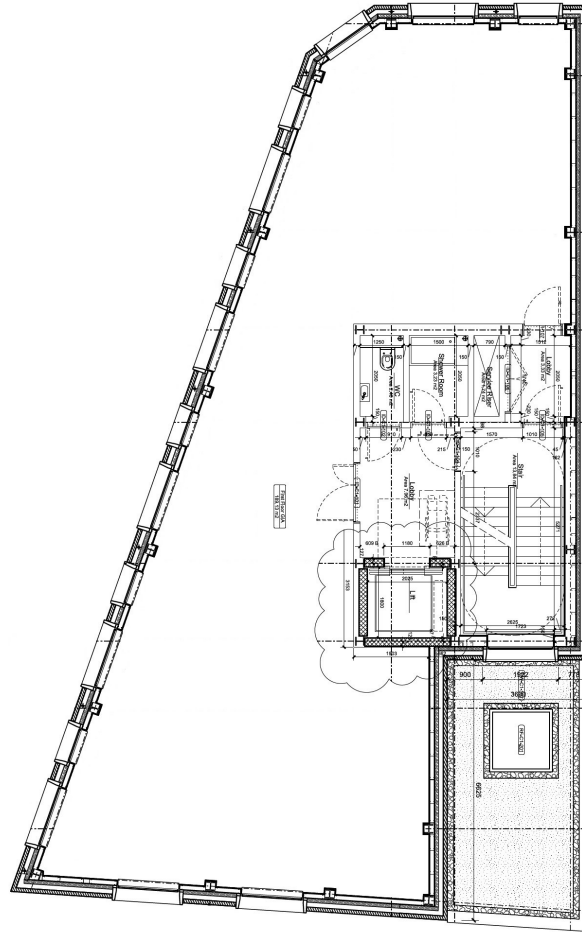
- Newly built
- Open floor plates
- Excellent natural light
- Shell & core condition
- Passenger lift
- Solar panels
- 4 parking spaces
- Dedicated bin store

FLOOR PLANS

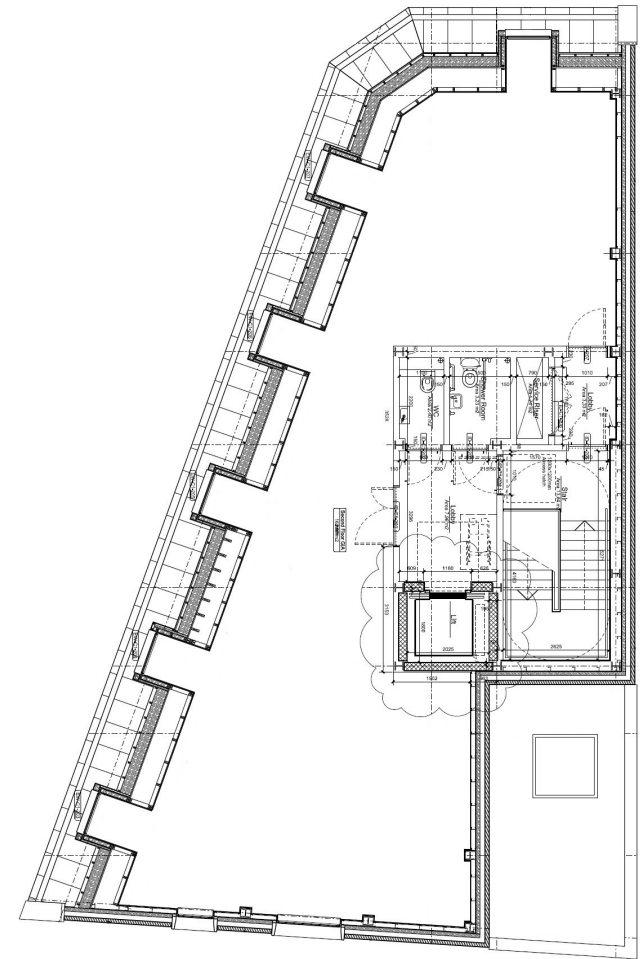
Not to scale - For indicative purposes only



Ground Floor



First Floor



Second Floor

ACCOMMODATION

	SQ FT approx NIA	SQ M approx NIA	SQ FT approx GIA	SQ M approx GIA
Second Floor	1,291	120.0	1,754	163.0
First Floor	1,572	146.0	2,036	189.1
Ground Floor	1,722	160.0	2,300	213.7
Total	4,585	426.0	6,040	565.8

TENURE

Freehold

SALE PRICE

£2,250,000 (Two Million Two Hundred & Fifty Thousand Pounds).

BUSINESS RATES

To be assessed.

VAT

The building is elected for VAT. It may be possible to purchase the Building as a Transfer of a Going Concern (TOGC).

EPC

B (38)



PLANNING

We are advised that our clients have been unsuccessful with a planning appeal to provide 5 x 2 bed flats with a commercial unit on one ground floor wing. However we understand that this could be revived and relevant information can be provided.

VIEWINGS

Strictly by appointment through Cattaneo Commercial:

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Particulars updated 11/11/24

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