

**SELF CONTAINED OFFICE FLOOR
WITH ON-SITE PARKING**

470 SQ FT (43.7 SQ M) APPROX

FOR SALE

ONE FLOOR REMAINING



**FIRST FLOOR, 5 PRINCETON MEWS,
167-169 LONDON ROAD, KINGSTON UPON THAMES,
SURREY KT2 6PT**



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FOR SALE

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.

DESCRIPTION

Princeton Mews, constructed in the late 1980's, provides an attractive secure gated courtyard development.

The available suite comprises the first floor of this 3 storey end of terrace building.

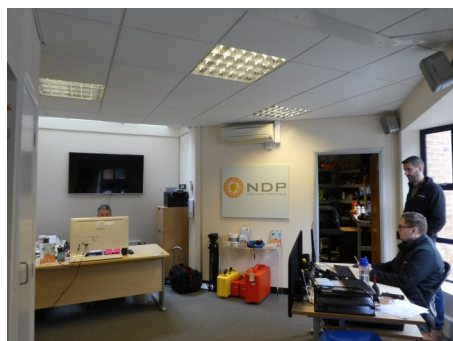
The floor is self-contained being predominantly open plan and has a separate partitioned office. There is one allocated parking space situated in the underground car park and further visitors bays within the surface car park.

ACCOMMODATION

	Sq Ft	Sq M	Car Parking
First Floor	470	43.66	1
Total	470	43.66	1

AMENITIES

- ◆ Comfort cooling
- ◆ Dimplex electric heating
- ◆ Demountable partitioning
- ◆ Kitchen
- ◆ Shared male and female toilets
- ◆ 1 car space
- ◆ Further visitors parking on-site
- ◆ On-site caretaker
- ◆ Fully alarmed



TERMS

The office suite is held on a long leasehold interest with approximately 980 years left remaining at a peppercorn ground rent and is offered for sale with full vacant possession.

PRICE

First Floor £175,000

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the building and the development itself; more information is available upon application.

BUSINESS RATES (25/26)

Rateable Value: £19,000

Rates Payable: £ 9,481

VAT

We have been advised the building is elected for VAT.



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

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Particulars updated 20/05/2025