



MAKING
PROPERTY
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FOR SALE

OFFICES & STORAGE – 2,727 SQ FT (253.34 SQ M)

70a Elm Road, Kingston Upon Thames, KT2 6HU

DESCRIPTION

The premises comprise a two storey building providing workshop/storage space on the ground floor with offices on the first floor. There is a single car parking space on a small forecourt to the front of the property. On street parking is via resident parking permits.

LOCATION

The property is located on the South East side of Elm Road between its junctions with Shortlands Road and Deacon Road, approximately 0.5 miles or an approximate 10 minute walk from Kingston upon Thames railway station and town centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Workshop/Storage	1,124	104.42
Ground Floor Ancillary	418	38.83
1st Floor Office	1,185	110.09
TOTAL	2,727	253.34

AMENITIES / OPPORTUNITY

- Freehold
- Workshop/storage space on the ground floor and offices on the 1st floor
- Single car parking space
- Small forecourt to the front of the property

PRICE

£700,000 for the freehold interest.

RATES

Rateable Value - £18,500 (2023).

VAT

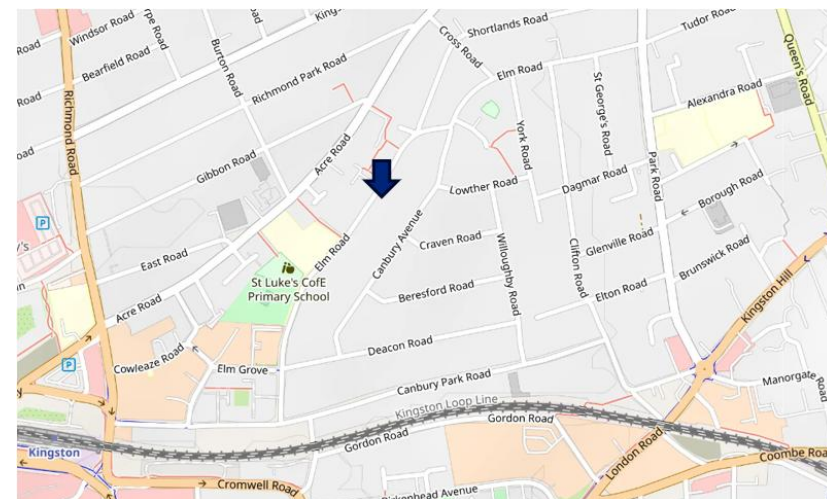
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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