

# TO LET

88.5 SQ. M (953 SQ. FT) APPROX)

**FIRST FLOOR, 6—8 THAMES STREET, KINGSTON UPON THAMES KT1 1PE**

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## LOCATION

The property is located in Thames Street, Kingston upon Thames in close proximity to Market Place and Clarence Street. Kingston is a major regional retail centre on the banks of the River Thames and benefits from a large number of national retailers including John Lewis and Fenwicks.

Thames Street is ideally located for the small business set amongst a mix of national, multiple and independent retailers, restaurants and cafes. The nearby Market Place has a selection of market trader and street food stalls.

Kingston Railway station is under half a mile and a number of bus routes serve the area.

## DESCRIPTION

The premises are located on the first floor, accessed via independent access from Thames Street. The building has been fully refurbished and the full height windows provide a bright working environment in the town centre with an excellent opportunity for prominent window branding if required. The suite benefits from an attractive high ceiling, laminate floor, AC unit and alarm. A variety of uses considered within Class E.

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

## ACCOMMODATION

The office has the following approximate net internal floor area:-

88.5 sq. m (953 sq ft)

## TENURE

Available on new a new lease for a term to be agreed.

## RENT

£25,000 pa exclusive.

## BUSINESS RATES

Business rates will be charged pro rata with further details upon request.

## ENERGY PERFORMANCE RATING

Energy Rating: B41

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

**Sharon Bastion**

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