

# TO LET

259.80 sq m (2,796 sq ft) approx

CANBURY HOUSE, UNITS 2 & 3, TOLWORTH CLOSE, KT6 7EW

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These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# UNITS 2 & 3, CANBURY HOUSE, TOLWORTH CLOSE, SURBITON, KT6 7EW

## LOCATION

Tolworth Close is situated just off Tolworth Broadway behind Tolworth Tower within 400 yards of the roundabout junction of the A3 with the A240 Kingston Road.

## DESCRIPTION

The property comprises ground and first floor studio workshop units. Available individually or combined.

## ACCOMMODATION

	Sq Ft	Sq M
Unit 2 - Ground Floor	1,172	108.91
Unit 3 - First Floor	1,624	150.89
<b>Combined</b>	<b>2,796</b>	<b>259.80</b>

## TENURE

Available on a new lease for a term to be agreed. The lease will exclude the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

## RENT/PRICE

Unit 2 (Ground floor) - £15,000 per annum

Unit 3 (First floor) - £20,000 per annum

## BUSINESS RATES

2026 Rateable Value: £36,250

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: D81

## VIEWING

Strictly by appointment through Sole Agents:

**Crispin d'Albertanson**  
Sneller Commercial  
020 8977 2204  
crispin@snellers.com

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Sneller Commercial  
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**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.