

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

163 SQ. M (1754 SQ. FT) APPROX.

FIRST FLOOR, WEKO HOUSE, 2 PARK ROAD, KINGSTON UPON THAMES, KT2 6AY



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FIRST FLOOR OFFICE**
- **SUITABLE FOR ALTERNATIVE USES WITHIN CLASS E**
- **TOWN CENTRE LOCATION**
- **2 PARKING SPACES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

WEKO HOUSE, KINGSTON UPON THAMES KT2 6AY

LOCATION

The property is located on Park Road, Kingston, close to the junction with London Road (A308) which provides direct access to the A3, approximately 3 miles away.

Kingston town centre benefits from a large number of national retailers including John Lewis as well as representation from major banks, restaurants and leisure facilities.

Kingston and Norbiton railway stations are within 1 mile of the property both providing services direct to London Waterloo.

DESCRIPTION

The available offices are located on the first floor of this 3 storey building and provides predominantly open plan space with a number of partitioned private offices/ meeting rooms.

AMENITIES

- Carpeting
- Suspended ceiling
- Perimeter trunking
- Floor boxes
- Electric heating
- Male & Female WC's
- Fully fitted kitchen
- 2 car parking spaces

ACCOMMODATION

The offices have a total net internal floor area of approximately:-

163 sq. m (1754 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

Approximately £20 psf equating to £35,000 per annum exclusive.

BUSINESS RATES

Business rates will be charged on a pro rata basis equating to approximately £16,300 per annum.

SERVICE CHARGE

A service charge will be administered for a proportion of water rates, buildings insurance and building maintenance with further details upon request.

ENERGY PERFORMANCE RATING

Energy Rating: D88

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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