

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

Vine House
143 London Road
Kingston upon Thames
KT2 6NH



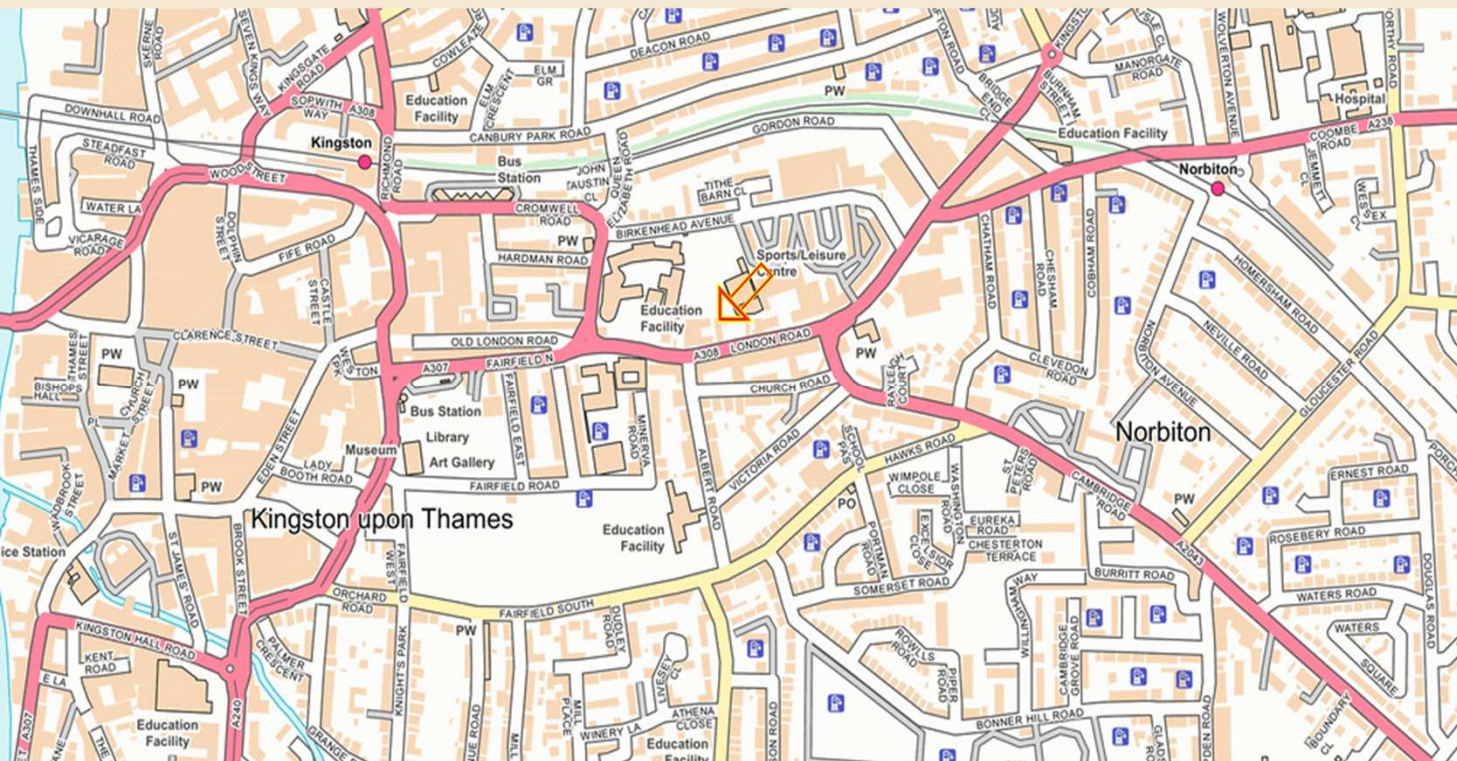
A RANGE OF OFFICE SUITES TO LET

LOCATION & SITUATION

The property is conveniently located on the London Road (A308) on the edge of Kingston town centre.

Kingston main line railway station is situated approximately 600 metres to the west of the property, and Norbiton station is approximately 800m to the east, both provide regular services to London Waterloo in around 30 minutes.

Kingston is well known for its retail and leisure offering with the benefit of being positioned on the banks of the River Thames and in close proximity to both Richmond Park and Bushy Park.



DESCRIPTION

Vine House is a self-contained period building which has been fully refurbished to a high standard.

ACCOMMODATION

Suite	SQ. FT	SQ. M
Suite 6 – First Floor	456	42.4
Suite 12 - First Floor	893	83.0
Suite 13 – Second Floor	1,571	146.0

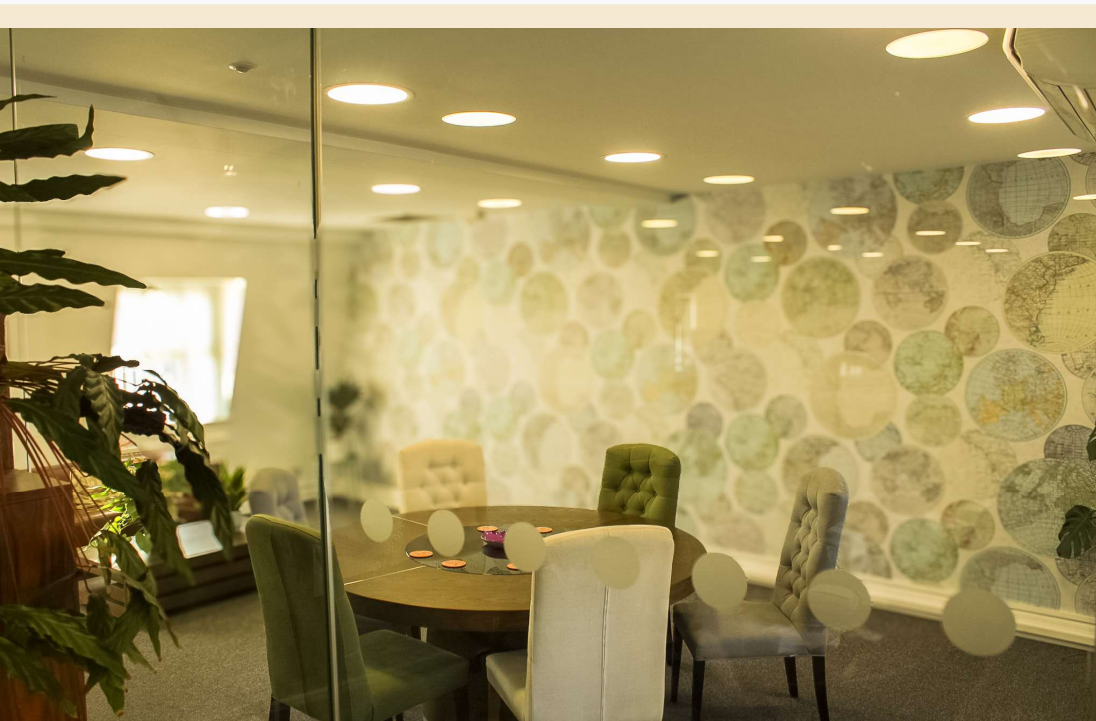
RENT

Suite	Rent PA exclusive
Suite 6	£10,500
Suite 12	£20,500
Suite 13	£36,000

BUSINESS RATES

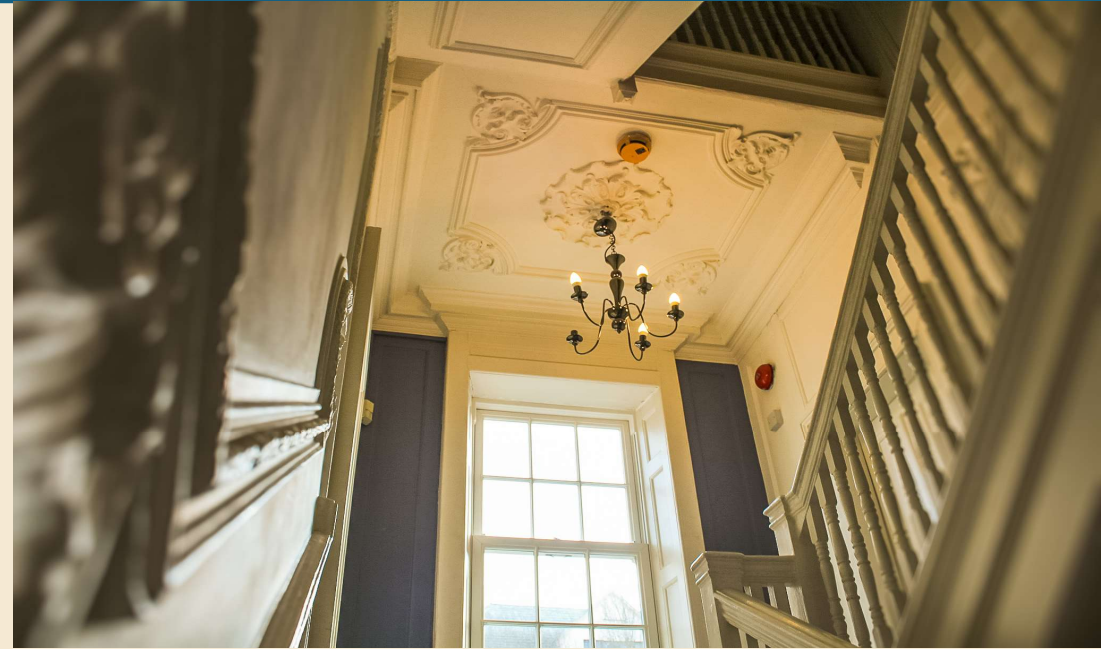
Suite	2026 Rateable Value
Suite 6	£2,950
Suite 12	£11,750
Suite 13	£21,500

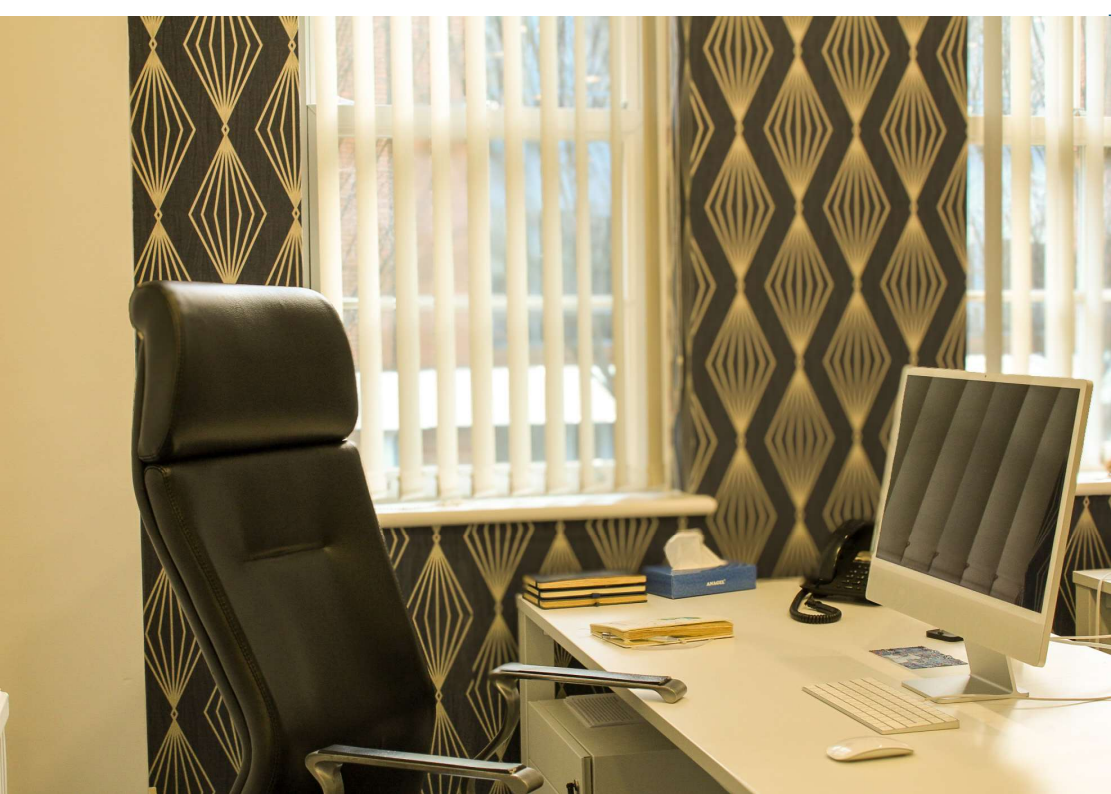
For confirmation of rates payable, please contact the Business Rates department at the Royal Borough of Kingston.



AMENITIES

- Security coded access
- Telephone entry system
- Alarm
- Perimeter trunking
- Gas central heating
- Air conditioning
- Carpeting
- Shared male & female WC's
- Shower
- Kitchen
- Licenced parking may be available nearby (by separate arrangement)





TENURE

Available on a new lease for a term by arrangement.

AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

SERVICE CHARGE

The service charge includes maintenance of communal areas and buildings insurance.

Utilities are charged pro rata and currently equate to approximately £2.50 psf.

EPC

Energy rating: D98

A copy of the certificate is available on request.

CONTACT US



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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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable