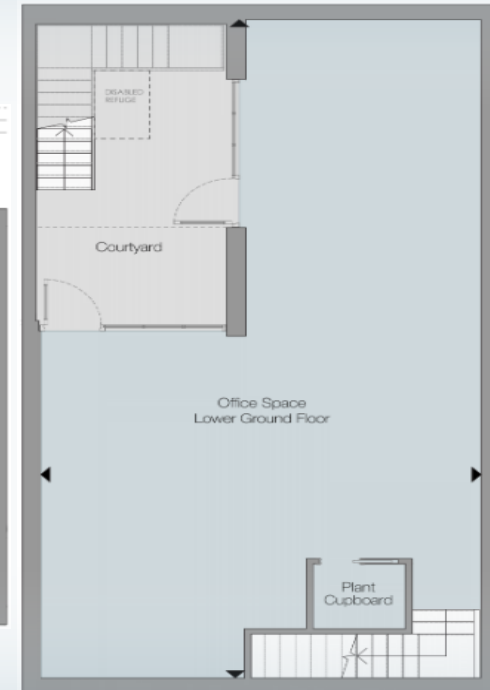
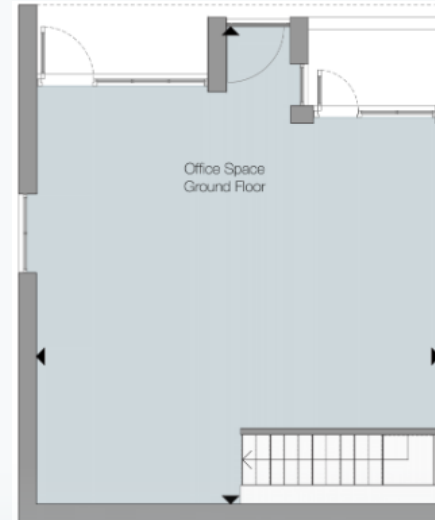


Units 7 & 8 Waterside

34 Portsmouth Road,
Surbiton, KT1 2BF



Office 7



Office 8

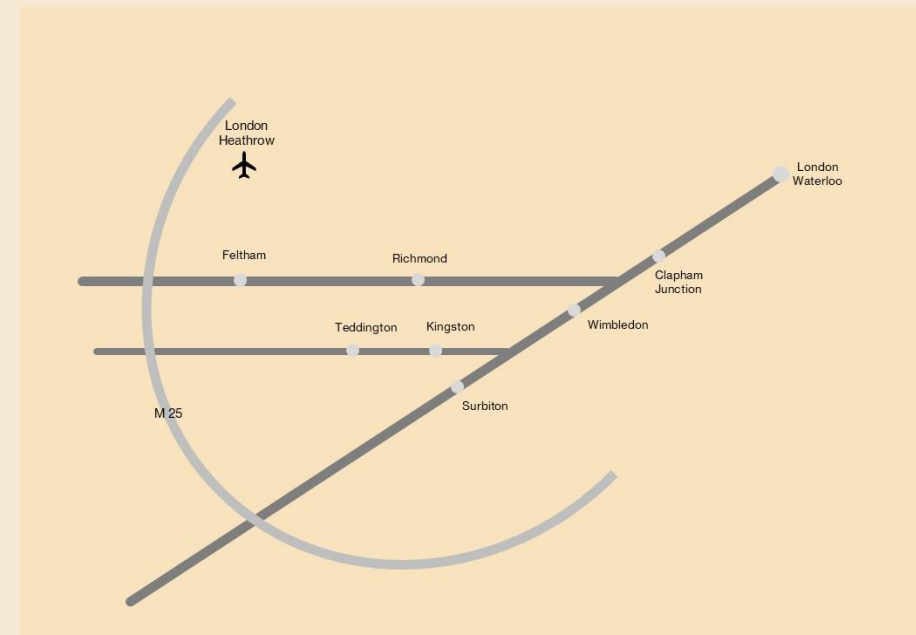
TWO COMMERCIAL UNITS FOR SALE/TO LET

LOCATION & SITUATION

The units are located at Surbiton Waterside, benefitting from near immediate access to the Thames riverside walk and the Queen's Promenade. Bushy Park is approximately a 20-minute walk away via the riverside, accompanied by nearby green spaces such as Claremont Gardens.

The area provides great transportation connections; 15 minutes direct by fast train to London Waterloo from Surbiton train station and only a 28-minute drive via the M25 to Heathrow airport.

Neighbouring Kingston upon Thames, the town centre boasts a wide array of restaurants, bars, pubs, cafes and shops, contrasting the buzz and tranquillity of the riverside and only minutes away by bus or train. Sports facilities are available at numerous locations locally including Surbiton Golf Club, Surbiton Racket and Fitness Club and Kingston Leisure Centre which is due to open in Spring 2027 following construction works.



DESCRIPTION

The two commercial units (7 & 8) are for sale or rent – available individually or as a pair. The premises are being offered in a ‘shell’ condition ready for new freeholders/tenants to fit out to their own specifications and are categorised as E Class use, but other uses may be acceptable including C3 residential, subject to planning.

AMENITIES

- Parking for 1 car per unit
- Secure cycle storage
- Courtyard gardens with external access
- Private maintained access road
- Ground floor terrace balconies with partial river views
- Facing brickwork insulated cavity walls
- Exposed roof steels
- Highly insulated windows and external doors
- Potential for disabled access available
- Electric distribution board
- DDA compliant WC
- Facility for high-speed fibre optic internet and TV
- ICW 10 years building warranty

ACCOMMODATION

Office 7	Sq Ft	Sq M
Ground Floor	567	52.65
Lower Ground Floor	970	90.10
TOTAL	1,537	142.75

Office 8	Sq Ft	Sq M
Ground Floor	567	52.65
Lower Ground Floor	806	74.90
TOTAL	1,373	127.55



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.

PRICE/RENT

	Annual Rental £	Sales Price £
UNIT 7	60,694	1,300,000
UNIT 8	53,545	1,150,000

Sales price includes £100,000 contribution towards bespoke fit out costs included.

All terms are subject to contract.

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