

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS

2 Kingston Hill,  
Kingston upon Thames,  
KT2 7NH

**BLAKES**  
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MANAGEMENT | SALES



CLASS E UNIT TO LET  
1,673 sq ft (155.42 sq m)

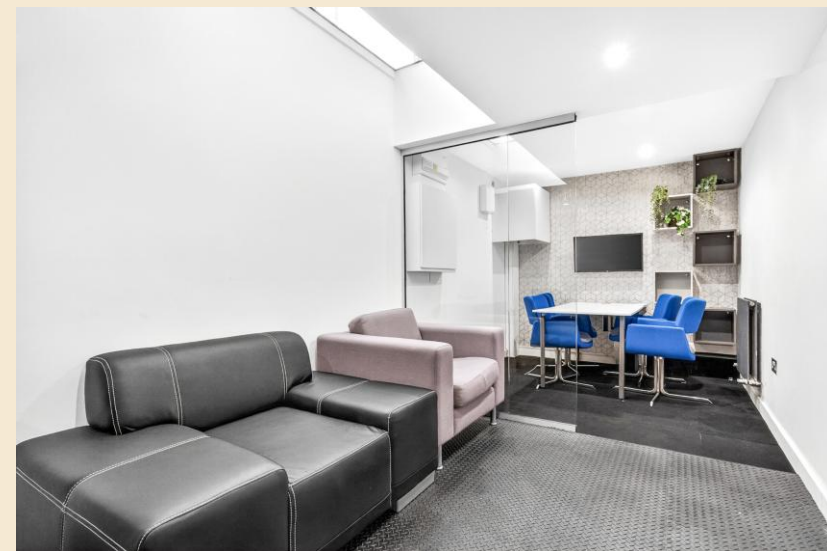
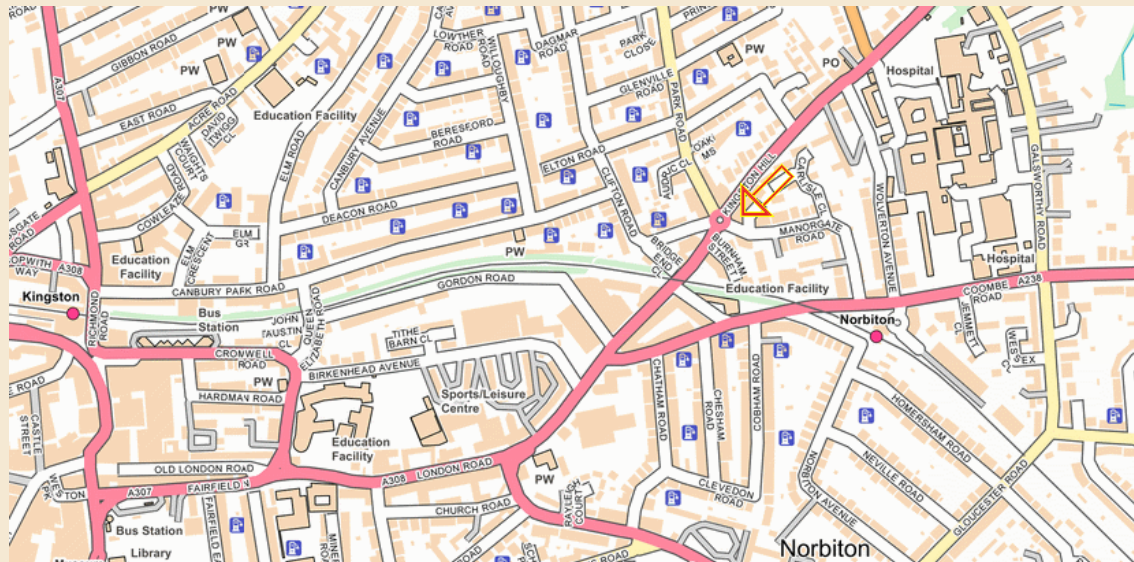
# SUMMARY

- CLASS E – OFFICE, MEDICAL, RETAIL
- OFF STREET PARKING
- HIGH SPEC FIT OUT
- CORNER LOCATION
- 2 WCs AND A SHOWER
- BASEMENT VAULT CONVERSION



# LOCATION & SITUATION

The premises occupies a highly prominent corner position at the foot of Kingston Hill forming a key gateway location linking Coombe, Wimbledon and Kingston town centre, with immediate access to the A3. The property is situated slightly outside the town centre allowing for off street parking. Kingston Hospital is a short 0.2 mile walk up Kingston Hill with Kingston town centre and its public transport links approximately 0.6 miles in the opposite direction.



# DESCRIPTION

The property comprises an attractive former bank building offering stylish and modern office space across ground and basement floor levels. What was once the basement vault has now been converted into additional office and storage space. The site has been refurbished to a high-quality specification, providing a well-lit premises likely suitable for office or medical use.

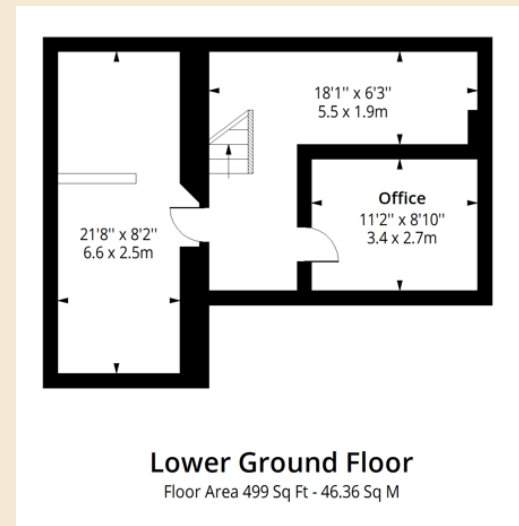
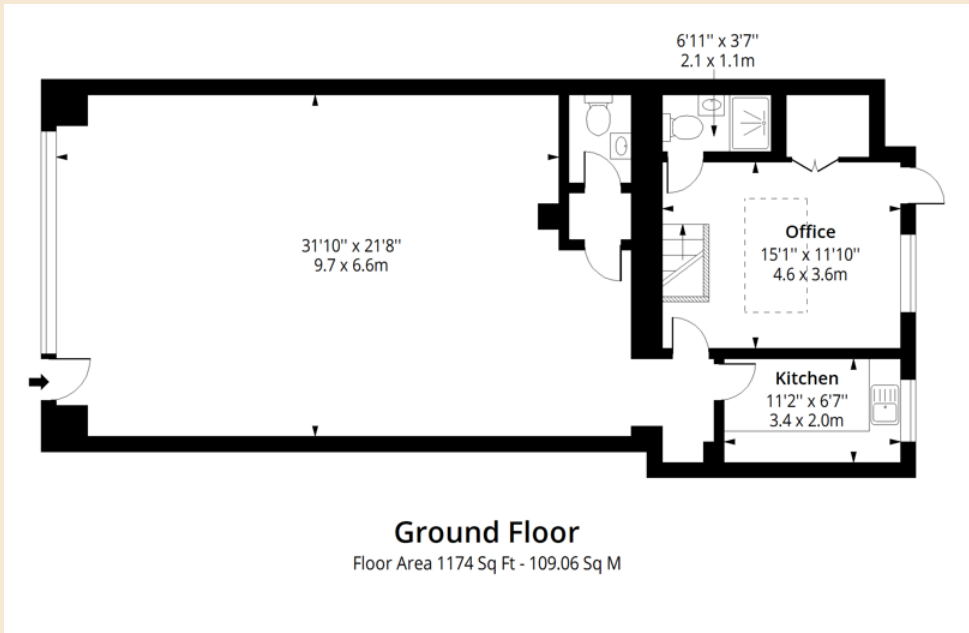
## ACCOMMODATION

| FLOOR        | Sq M NIA      | Sq Ft NIA    |
|--------------|---------------|--------------|
| Ground Floor | 109.06        | 1,174        |
| Basement     | 46.36         | 499          |
| <b>TOTAL</b> | <b>155.42</b> | <b>1,673</b> |

## EPC

Energy Rating: C71

A copy of the certificate is available upon request.





## LEASE

A new effective Full Repairing and Insuring lease is available by negotiation direct from the landlord for a term to be agreed.

## 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 Landlord and Tenant and any other entity that has a relationship with the property.

## FINANCIALS

|                             |         |
|-----------------------------|---------|
| Quoting Rent<br>(per annum) | £37,500 |
| Rateable Value              | £24,250 |
| Estimated Rates Payable     | £10,476 |

The building is not elected for VAT

## CONTACT US



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**Sneller Commercial**

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