



## Tribu House, 2 Old London Road, Kingston KT2 6SN

### *Prominent Corner Retail Unit*

## TO LET

Area: 708 FT<sup>2</sup> (66M<sup>2</sup>) | Rent:



**Availability**  
Available on  
flexible terms



**Cafe**  
High spec fitout



**Location**  
Prominent town  
centre location



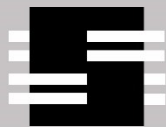
**Business Lounge**  
Adjoining co-  
working space

### LOCATION:

Kingston is located in the affluent South West of Greater London, approximately 5 miles south of Richmond, 11 miles west of Croydon and 12 miles south west of Central London. The town benefits from excellent communications, with it being in close proximity to the M25, M3 and A3. The town benefits from a regular commuter rail service to London Waterloo. Heathrow Airport is located approximately 40 miles west of the town and London Gatwick Airport is located 17 miles to the south east.

The property is situated prominently on the corner of the ring road where Clarence Street meets the A307. Nearby retailers include Creams Cafe, Pret a Manger and Uniqlo.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)



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### DESCRIPTION:

Occupying a prominent pitch in Kingston Town Centre, Tribu House has recently undergone extensive refurbishment to provide luxury living accommodation and high end ground floor co-working space. The corner retail unit has been fitted out and furnished as a coffee shop to an exceptionally high standard and is ideally suited to a variety of barrista/coffee shop operators who can benefit from the existing set-up. The premises are offered on highly flexible terms.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	708	66
<b>TOTAL</b>	<b>708 sqft</b>	<b>66 sqm</b>

### AMENITIES:

- Fitted and furnished as a coffee shop
- Highly flexible terms
- Fully refurbished building
- Low set up costs
- Prominent town centre location
- Adjoining co-working space

**LEASE:** A new lease offered, the terms of which are to be agreed. Flexible terms considered.

**RENT:** **VAT:** Applicable.

**SERVICE CHARGE:** All-inclusive. **RATES PAYABLE:** Rent exclusive of Rates. To be assessed.

**EPC:** Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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