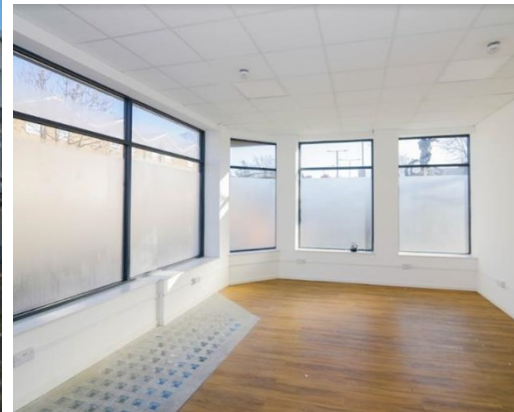




Stirling Shaw

Real Estate Consultants

☎ 020 3105 2256



60-62 Old London Road, Kingston KT2 6QA

Multi-Use Commercial Workspace

TO LET

Area: 1,216 sq ft (113M²) | Rent: POA |



Air Conditioning
Air-conditioning



24 Hour Access
24 hr private access



Availability
Vacant and available immediately



Location
Highly prominent town centre location

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 A307 ring road a short distance from Kingston Station.

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DESCRIPTION:

The property comprises one floor of E class commercial workspace, arranged at first floor level and suitable to a varied range of occupier. The spacious suite benefits from excellent natural light, air conditioning, LED lighting and is well configured internally.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
First Floor	1,216	113
TOTAL	1,216 sqft	113 sqm

AMENITIES:

- Good internal layout
- Excellent natural light
- LED lighting
- Attractive stand-alone building
- Air conditioning
- Highly prominent town centre location

LEASE: The space is offered in its entirety as a single let or on a floor-by-floor basis as a multi-let. Terms to be agreed.

RENT: POA

VAT: Applicable.

SERVICE CHARGE: Upon application

RATES PAYABLE: According to the VOA, the rateable value from 1st April 2023 will be £64,500.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

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