

# TO LET



Self-contained town centre headquarters office building with 17 on site parking spaces

**100 London Road, Kingston Upon Thames, Surrey, KT2 6QJ**



#### KINGSTON OFFICE

Warwick Lodge  
75-77 Old London Road  
Kingston  
KT2 6ND



#### AGENT

Thomas Batey  
thomasb@bonsors.com



#### KEY SUMMARY

- Comfort cooling
- 3 compartment perimeter trunking
- 17 on site parking spaces
- 2 Passenger Lifts
- Ground Floor Reception
- Shower Facilities

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

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## LOCATION

100 London Road is an imposing landmark office building located on the south side of the A308 London Road at its junction with Albert Road, approximately 0.25 miles to the east of Kingston town centre. The A308 London Road is one of the main routes into Kingston town centre from Kingston Hill, New Malden, Putney and Central London. The building is approximately 10 minutes walk of Kinston railway station. London Road is also a major bus route into the town centre and the building is therefore well served by public transport.

## DESCRIPTION

The building comprises open plan office accommodation served by two lifts. There are male and female WCs on each floor, plus a disabled WC and shower facilities on the ground floor, air cooling, suspended ceilings, skirting trunking and a landscaped area at the front of the building with a feature sculpture of leaping salmon. To the rear of the building, with access from Church Road, is a car park with 17 spaces, plus a cycle parking area and bin store.

## ACCOMMODATION

100 London Road has the following approximate net floor areas (calculated in accordance with IPMS 3 Offices).

Floor	Sqft	Sqm
Ground floor reception	576	53.51
Ground floor offices	4,474	415.64
First	5,420	503.53
Second	5,420	503.53
Third	4,795	445.47
<b>Total</b>	<b>20,685</b>	<b>1,921.70</b>

## RATING ASSESSMENT

The property has a rateable value, effective as of April 2023, of £367,500 with a payable rate at 51.2p in the pound. The full rates payable for the year from 1st April 2023 are estimated to be £179,927.

## EPC

EPC details to be confirmed on completion of works.

## RENT

100 London Road is to let as a whole or on a floor by floor basis. Rent on application.

## LEGAL COSTS

Each party is to pay their own legal costs.

## VIEWING

For further information or to arrange to view please contact the sole agents:

**Andrew Pollard**

0208 546 0022

[andrewp@bonsors.com](mailto:andrewp@bonsors.com)

**Tom Batey**

0208 546 0022

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### Please note the following

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with The Royal Borough of Kingston.



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