

# DETACHED SELF-CONTAINED OFFICE BUILDING

WITH 10 ON SITE CAR PARKING SPACES

8,020 SQ FT APPROX

ALTERNATIVE USES CONSIDERED (STPP)

# TO LET



MANORGATE HOUSE, 2 MANORGATE ROAD, KINGSTON UPON  
THAMES, KT2 7AL



## LOCATION

The property is located on Manorgate Road under a mile from Kingston Town Centre and close to the roundabout junction with Kingston Hill (A308) providing easy access to the A3 to the North and onwards to Central London. Richmond Park is just over half a mile that gives good access to Richmond and West London.

Norbiton Train station is within 300 metres and offers a frequent rail service to London Waterloo while the surrounding area includes a range of shops, restaurants and leisure facilities.

## DESCRIPTION

The premises are arranged over ground and two upper floors and provide office accommodation with plenty of natural light. Access to the upper floors is via a staircase at one end of the building wrapped around a lift that gives access to all floors.

## AMENITIES

- Suspended ceilings
- Fluorescent lighting
- Central heating & comfort
- cooling
- Underfloor & perimeter trunking
- Male & female WC's
- Lift
- On-site car parking
- Excellent natural light

## ACCOMMODATION

| Floor        | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Second       | 2,720        | 252.65        |
| First        | 2,677        | 248.74        |
| Ground       | 2,623        | 243.64        |
| <b>TOTAL</b> | <b>8,020</b> | <b>745.03</b> |

## TERMS

The property is available to let on a new full repairing & insuring lease for a term to be agreed.

## RENT

£150,000 per annum exclusive—only £18.70 psf.

## BUSINESS RATES

Rateable Value £129,000

Rates Payable (26/27) £ 61,920

**Equating to approx. £7.72 per sq ft**

Please note this information has been obtained from the VOA website . We strongly recommend that interested parties verify these figures with Kingston Borough Council

## VAT

We are advised the building is elected for VAT.

## EPC

D(91)

For viewings or for further information contact:

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