

**SELF-CONTAINED MODERN WAREHOUSE / BUSINESS UNIT  
WITH 6 CAR SPACES  
2,275 SQ FT (211.3 SQ M) APPROX**

**TO LET**



**UNIT F, ARGENT COURT, HOOK RISE SOUTH, SURBITON, KT6 7NL**



## LOCATION

Argent Court Business Park is strategically located just off the A3 close to the Tolworth Tower Junction with the A240. Access is via Hook Rise South (adjacent to A3 – Southbound) or through the Cox Lane/Oakcroft Road Estate. Argent Court provides excellent access to London, M25 (Junction 10), Heathrow/Gatwick Airports and the South East.

Tolworth Railway Station is within a 10 minute walk and provides a direct service to London Waterloo (approx. journey time 35 mins).

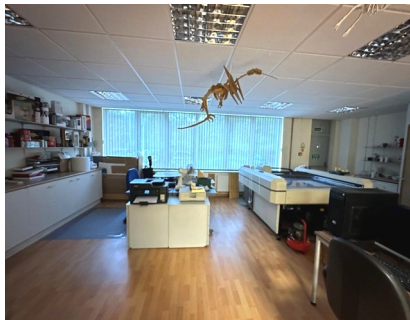
## DESCRIPTION

The property comprises a modern two storey business unit with open plan offices at first floor level and storage/workshop area on the ground floor, accessed via a concertina loading door. The ground floor is currently partitioned to provide a number of small workshop and studio areas all with wood laminate flooring. There are also male and female toilets.

## ACCOMMODATION

The unit comprises a gross internal floor area of 2,275 sq ft (211.3 sq m) approx, summarised as follows:

FLOOR	SQ FT	SQ M
Ground	1,134	105.3
First	1,141	106.0
<b>TOTAL</b>	<b>2,275</b>	<b>211.3</b>



## TERMS

The unit is available to let on a new Full Repairing & Insuring Lease for a term to be agreed.

## RENT

£46,000 per annum exclusive.

## VAT

We have been advised that the unit is elected for VAT.

## RATES

The building currently has a single business rates assessment as follows:

Rateable Value	£36,500
Rates Payable (25/26)	£18,213.50

We strongly recommend the above rates are verified with the Royal Borough of Kingston upon Thames.

## EPC

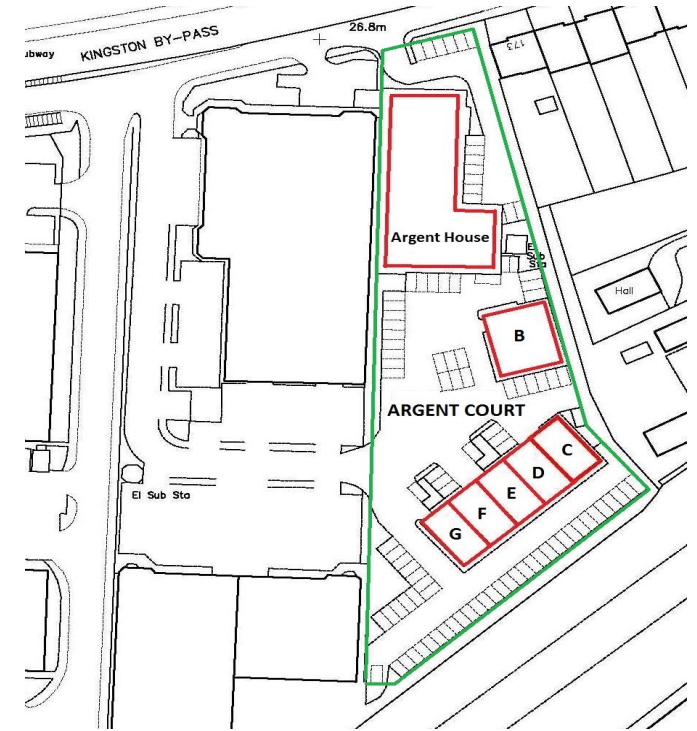
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## AMENITIES

- ◆ Double glazing
- ◆ Suspended ceiling with Cat II lighting to offices
- ◆ Gas fired central heating
- ◆ Perimeter trunking
- ◆ Fitted Alarm
- ◆ 2 toilets (one disabled compliant)
- ◆ Three phase power
- ◆ 6 car spaces
- ◆ Concertina loading door

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TO LET



Viewing strictly by appointment through sole agents:

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