

FLEXIBLE BUSINESS SPACE AVAILABLE

Suitable for a variety of CLASS E USES with parking

200 TO 2,106 SQ FT (18.58 TO 195.65 SQ M)

TO LET

FOUR UNITS JUST LET



PARC HOUSE STUDIOS & THE FACTORY
COWLEAZE ROAD, KINGSTON UPON THAMES KT2 6DZ



LOCATION

The premises are situated close to Kingston Mainline Station (fast train to London Waterloo in 31 minutes) and within a short walk of Kingston Town Centre. The car park entrance is accessed off Cowleaze Road at its junction with Elm Crescent.

DESCRIPTION

Parc House studios is a multi-let business community providing various units ranging from self-contained to open plan studio/office. Available for a variety of different uses including offices, Therapy uses and other business uses.

AMENITIES

- ◆ BT and Virgin Mbps fibre line in building
- ◆ Close to Kingston Station and Town Centre
- ◆ WC's and kitchen areas
- ◆ On site parking by separate agreement
- ◆ Secure cycle storage

VAT

The premises are VAT registered and VAT will be payable on all sums.

EPC

Upon application

LEASE AGREEMENTS

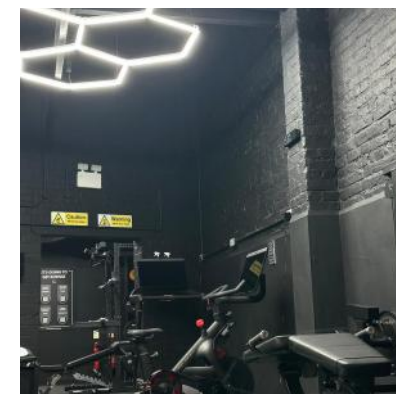
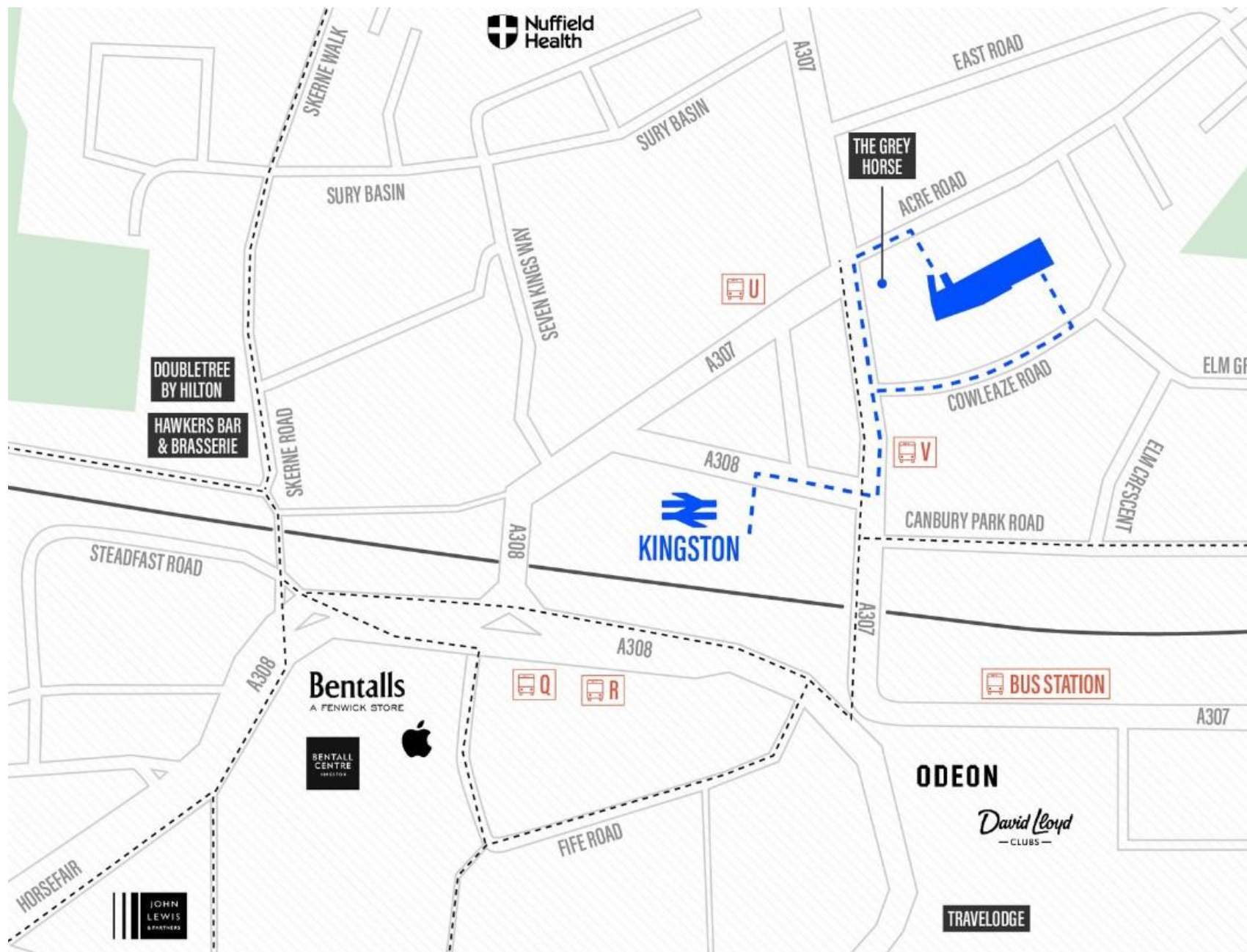
The landlord is able to move very swiftly to get you into your office and the premises are available to let on a new full repairing and insuring lease for a term to be agreed.

All agreements to be held outside the security of tenure and compensation provisions of the LL&T Act 1954 Part 2 as amended.

SERVICE CHARGE

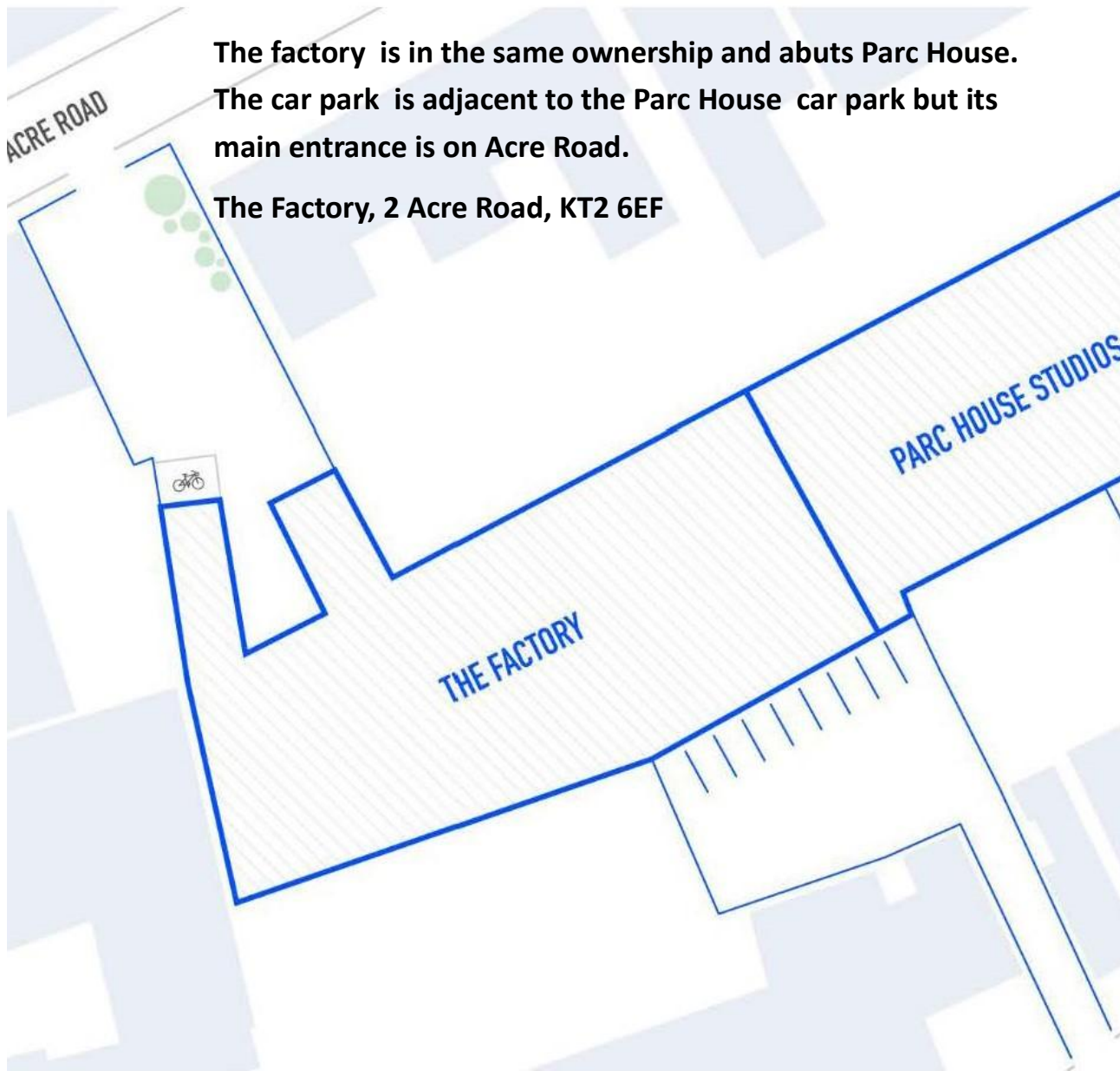
Low service charge please enquire for full details.





The factory is in the same ownership and abuts Parc House. The car park is adjacent to the Parc House car park but its main entrance is on Acre Road.

The Factory, 2 Acre Road, KT2 6EF



UNIT	APROX. SIZE SQ FT	£ RENT PAX	COMMENTS
Parc House, KT2 6DZ			
Unit 10, First Floor	905	25,200	First floor office
Unit 11, First Floor	1,201	36,030	Self contained with kitchenette & WC's & Comfort Cooling
Unit 10/11 Combined—First Floor	2,106	61,230	First floor office with self contained kitchenette & WC's
Unit 12a, Second Floor	1,294	38,820	Self contained with kitchenette, WC's, shower & comfort cooling
NEW UNITS COMING SUMMER 2026 FROM 200 SQ FT		Feature roof terrace	
The Factory, KT2 6EF			
Unit 8, Ground Floor	594	19,000	Ground Floor with aircon and glass partitioned offices & kitchen
Unit 9, Ground Floor	619	19,845	Self contained with kitchenette, WC & shower
Unit 2, Ground/First	1,070	34,300	Self contained with WC & kitchen
Unit 1, Ground/First	1,542	49,430	Self contained over two floors

Full details of business rates, service charge and insurance upon application



VIEWING - Strictly by appointment through joint sole agents:

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