

SELF CONTAINED OFFICE BUILDING/FLOORS WITH 3 ON SITE CAR PARKING SPACES

490 to 1,370 SQ FT

(45.5 to 127.3 SQM) APPROX

FOR SALE/TO LET COMPETITIVE RENT



**UNIT 9 PRINCETON MEWS, 167-169 LONDON ROAD,
KINGSTON UPON THAMES, SURREY KT2 6PT**



LOCATION

Princeton Mews is situated on the London Road (A308), which is approximately one mile from Kingston town centre. Access to central London is via the A3 Kingston by-pass which also provides a direct link to the M25 via junction 10 with connections to the main motorway networks, including Heathrow and Gatwick international airports.

Norbiton Railway Station is within 500 yards of the premises and provides a regular rail service to London Waterloo, whilst there is an excellent range of local shops and restaurants within the immediate area.

For a map of this location please visit www.bing.com/maps and insert KT2 6PT

DESCRIPTION

An attractive self-contained office building located in a prominent secure mews style courtyard development, constructed in the late 1980s.

The property is laid out over 3 levels providing predominantly open plan office accommodation and has been redecorated throughout and benefits from a feature spiral staircase and comfort cooling. The ground floor can be let independently of the two upper floors. There are 3 dedicated parking spaces with the building and further short term visitors parking is available in the main forecourt.

ACCOMMODATION

	Sq Ft	Sq M	Car Parking
1st & 2nd Floors	880	81.8	2
Ground Floors	490	45.5	1
Total	1,370	127.3	3

AMENITIES

- ◆ Central heating
- ◆ Demountable partitioning
- ◆ Kitchen
- ◆ Feature spiral staircase
- ◆ Male and female toilets
- ◆ Some comfort cooling units
- ◆ 3 on site parking spaces
- ◆ Access to 1st floor by communal lift

TERMS

The building will be let either as a whole or in a combination of floors on a new full repairing and insuring lease for a term to be agreed.

RENT

Year 1— £20,550 (only £15 per sq ft)

Alternatively, our client would consider a sale of the long leasehold interest. Terms upon application.

Price: **£490,000**

BUSINESS RATES (2026/27)

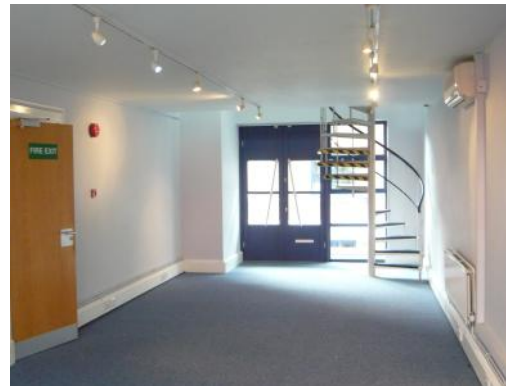
	Rateable Value	Rates Payable (26/27)
2nd Floor	£7,400	£3,196.80
1st Floor Units 1 & 2	£14,000	£6,048
Ground Floor Unit 1	£5,700	£2,462.40
Ground Floor Unit 2	£7,100	£3,067.20

VAT

We have been advised the building is elected for VAT.

EPC

D (97)



For further information or to arrange an inspection please contact:

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