

# GROUND FLOOR E CLASS OFFICE SUITE/SHOWROOM WITH PROMINENT DISPLAY FRONTAGE

990 SQ FT (92 SQ M) APPROX

**TO LET**



ARCHWAY HOUSE, 81-82 PORTSMOUTH ROAD, SURBITON, SURREY KT6 5PT



**LOCATION**

Archway House is prominently located A307 Portsmouth Road adjacent to the junction with the A243 Brighton Road. Surbiton town centre and mainline railway station are within a mile of the building. The A3 Kingston Bypass is also only 2 miles away offering direct access to the M25 and central London.

**DESCRIPTION**

The premises comprise a self contained E class office suite/showroom occupying the entire ground floor of this attractive two storey building. The suite benefits from comfort cooling/heating cassette, good display frontage onto the Portsmouth Road and provides mainly open plan office space with a rear meeting room, server cupboard, a kitchen/storage area and toilet.

The suite has the benefit of two on-site car spaces with the potential to obtain business permits for on street parking from the local authority, subject to availability.

**ACCOMMODATION**

The property comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
Office	865	80.4
Kitchen/Storage	125	11.6
<b>Total</b>	<b>990</b>	<b>92.0</b>



**AMENITIES**

- ◆ Air cooling/heating cassettes
- ◆ Suspended ceiling to main area
- ◆ Meeting room
- ◆ Kitchen
- ◆ Toilets
- ◆ Server room
- ◆ 2 car spaces
- ◆ Business permits available for on street parking

**TERMS**

The premises are available on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£24,750 per annum.

**VAT**

The building is elected for VAT.

**BUSINESS RATES**

Rateable Value £15,500

Rates Payable £7,734.50 (25/26)

(We would strongly advise you verify these figures with Kingston Borough Council in due course.)

**EPC**

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For further information or to arrange an inspection please contact:

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