

**DOUBLE SHOWROOM UNIT
TO LET
69-75 ROBIN HOOD WAY,
KINGSTON VALE
SW15 3PW**



ACCOMMODATION 1,684 sq. ft. (156.45 sq. m.)



LOCATION

Kingston Vale is located approximately 2.5 miles north east of Kingston upon Thames town centre and 8 miles south west of Central London

The A3 provides access to Central London to the north-east and the M25 motorway to the south west.

The property is situated within an established parade fronting the west side of Kingston Bypass (A3), close its junction with Vale Parade (A308)

There are two Kingston University campuses and the open spaces of Richmond Park nearby

DESCRIPTION

The subject property comprises a large double fronted end of terrace retail unit arranged over ground floor

AMENITIES

- Former A1, now Class E use
- Highly visible from A3
- All mains services available
- Ready for tenant fitout
- 2 car parking spaces included

TENURE

New FRI Lease available for a term to be agreed

ACCOMMODATION (NIA)

Ground 1,684 sq. ft. (156.45 sq. m.)

RENT

£32,000 pax.

VAT

The property is not elected for VAT.

EPC

Band D (82)

RATES

Rateable Value: £16,500

For rates payable, interested parties are to contact Kingston Council.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the Sole Agents

ANDREW SCOTT ROBERTSON
24 HIGH STREET WIMBLEDON
SW19 5DX
TEL: 020 8971 4999
Stewart Rolfe
Email commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

OCTOBER 2020

Energy Performance Certificate

Non-Domestic Building



German Swedish Car Parts
69-75 Robin Hood Way
LONDON
SW15 3PW

Certificate Reference Number:
0260-5983-0361-1910-7020

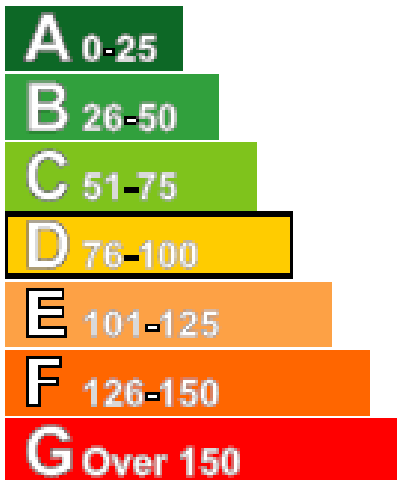
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



82

This is how energy efficient the building is,

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	195
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	49.52
Primary energy use (kWh/m ² per year):	284.75

Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
88	If typical of the existing stock

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

OCTOBER 2020