



## Canbury Business Park Elm Crescent Kingston Upon Thames KT2 6HL

SELF - CONTAINED TWO STOREY BUSINESS  
UNIT WITH PARKING | READY FOR OCCUPATION

Area: 1,250 FT<sup>2</sup> (116 M<sup>2</sup>)

Initial Rent: £31,250 PA



PARKING  
4 Spaces



AIR CONDITIONING  
First Floor



TRAIN  
Kingston Station



ACCESS  
24 hour access



NATURAL LIGHT  
Excellent natural  
light



RENT  
£25.00 psf.



LOCATION  
Town Centre



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### LOCATION:

Canbury Business Park is situated just to the north of Kingston Town Centre less than 5 minutes walk from Kingston Railway Station and approached from Elm Crescent off Canbury Park Road. The arterial road network to the east of the property leads to the M3 and in turn the M25 whilst Central London is easily accessed by car via the A3 with Richmond being situated to the north. In addition to the Rail network there are an abundance of bus routes which travel though the Town.

Kingston provides an enviable Town Centre within which there is the Bentall Centre housing many large retailers along with a number of restaurants and leisure facilities including the Rotunda in the Town.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	625	58
First Floor	625	58
TOTAL	1,250	116

### DESCRIPTION:

The property comprises a two storey business unit with a striking mirrored glass façade and provides flexible open plan space fitted principally as offices but which could easily be adapted to a more business orientated space such as production/storage/studio use required by an occupier.

### LEASE:

A new effective full repairing and insuring lease for a term of 5 years to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Part II as amended).

### VAT:

Applicable

### SERVICE CHARGE:

The service charge which includes landscaping, waste disposal, security and management cost is budgeted at £1.46 psft.

### RATES PAYABLE:

£8,942.50 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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