



36 Cambridge Road, Kingston upon Thames, KT1 3JY

RETAIL / SHOWROOM SUITABLE FOR ALTERNATIVE USES (STP)

TO LET

Area: 2,217 FT² (206M²) | Initial Rent: £50,000 PA |



Location
Kingston



Parking
At least 8 spaces



Rent
Upon application



Frontage
Extensive

LOCATION:

The property is located on the outskirts of Kingston Town Centre (approximately 1/2 a mile) having frontage to both Cambridge Road and Hawkes Road being highly visible on two major traffic routes going to and from Kingston and New Malden. The area is also served by Norbiton and Kingston Stations both within a short walk to the property.

Access to the main motorway network can be gained via both the A3 at Tolworth leading to the M25 and the M3 at Sunbury providing excellent links to the South West and other areas.

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DESCRIPTION:

The property comprises a retail showroom laid out mainly as open plan providing for an ideal display area and having an extensive frontage to Cambridge Road whilst to the rear there is a loading area and car parking accessed via Hawkes Road.

The property would lend itself to a variety of alternative uses, subject to planning.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	2,217	206
TOTAL	2,217FT²	206M²

AMENITIES:



Area
2,217 sq ft



Showroom



Loading Dock

TENURE:

A new full repairing insuring lease for a term to be agreed to be contracted outside the Security of Tenure and Compensation provisions on the Landlord and Tenant Act (1954) part II as amended.

INITIAL RENT PA: £50,000

VAT: Not applicable.

SERVICE CHARGE: Not applicable.

RATES PAYABLE: Rateable Value : £ 24,250

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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