



SELF CONTAINED OFFICE SUITE TO LET 1832 SQ FT (170 SQM)



**34-35, MARKET PLACE,
KINGSTON UPON THAMES, KT1 1JT**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

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LOCATION

The demised property is in the centre of the historic Apple Market Place, ten minutes walk to the mainline rail station and bus terminus; the River Thames is a minute walk away. The A307 is nearby which leads to Esher and also toward the A3, South bound. A308 is also nearby which continues onto the A3 towards central London.

DESCRIPTION

The property is over three floors with its own side access. The common parts leads both basement area – good for dry storage; up to the first floor with Male and Female Wc's on the landing; a large open planned office with a further office and kitchen nearby. Second floor with further M & F Wc's; 4 further self contained offices in various sizes. All areas are naturally well lit. All areas are well decorated. Gas central heating.

ACCOMMODATION

Total net areas are:

Basement	211 sq ft (19.6 sq m)
First floor	833 sq ft (77.4 sq m)
Second	788 sq ft (73.3 sq m)

TENURE

A new 10 year full repairing and insuring lease with 5 yearly upward only rent review.

TERMS

£24,000 per annum exclusive of rates, plus VAT

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in this transaction.

RATES

The rateable value as of 2008/9 is £16,750; payable at 46.2 p in the £

VIEWING

Strictly by appointment through sole agent **BAKER COMMERCIAL**