



DETACHED OFFICE BUILDING TO LET

TOTAL AREA 1659 SQ FT (154 SQ M)



**13, UPPER TEDDINGTON ROAD,
KINGSTON UPON THAMES, KT1 4DL**

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

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LOCATION

The property is situated on the A310, leading to Kingston town centre and to Teddington. Hampton Wick main-line rail station is less than 400 yards from the demised. The number 285 bus runs also into Kingston and Teddington. The M3 motorway is approximately 6 miles – (13 minutes) from the demised, via Hampton Court.

DESCRIPTION

The property is a brick-built detached building with a pebble dashed facia, there are two entrances; one main to the whole of the demised; the other is to the upper parts. Air cooling is available in most areas. Down stairs and 1st floor male and female Wc's. Security alarm. Off road parking for at least 4 vehicles.

ACCOMMODATION

Ground floor: total 989 sq ft (92 sq m)

First floor: total 670 sq ft (62 sq m) comprising of 3 interconnecting offices

TENURE

A new lease is to be granted, term to be agreed; on a full repairing and insuring lease with upward only rent reviews.

TERMS

Commencing at a rent of £20,000 per annum excluding rates or insurance.

LEGAL COSTS

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

RATES

Payable rates are in the region of £8,000 per annum. We would advise the applicant to contact the local authority to confirm this figure.

VIEWING

Strictly by appointment through sole agents: **BAKER COMMERCIAL**