

Warwick Lodge
75 - 77 Old London Road
Kingston-upon-Thames, Surrey KT2 6ND

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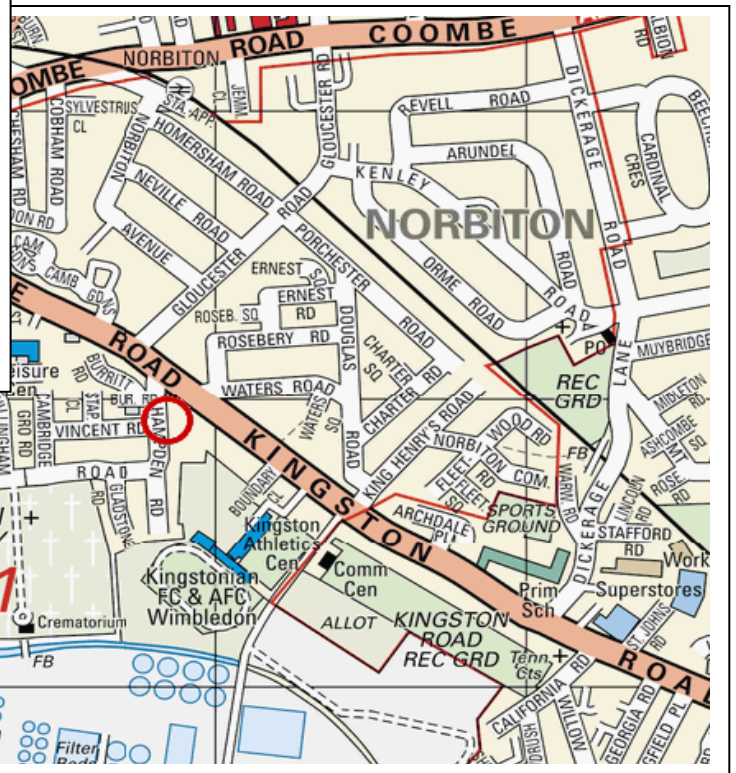


TO LET

Refurbished Industrial Units

Each approx 2,000 sq ft (186 sq m)

Plus yard space



Units 9, 9a and 9b Hampden Road
KINGSTON UPON THAMES,
KT1 3LF

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Units 9, 9a and 9b Hampden Road
Kingston upon Thames KT1 3LF**

- Location:** The Hampden Road Industrial estate is located at the junction of Hampden Road with Cambridge Road between Kingston upon Thames and New Malden. Access to the A3 trunk road into central London or to the M25 via Junction 10 (Wisley) is at New Malden. The nearest railway station is at Norbiton which is approximately 0.75 miles to the north. Kingston town centre is approximately 1 mile to the west.
- Description:** The three units will be refurbished to provide light industrial/warehouse space and each unit will benefit from a roller shutter loading door, concrete floor, maximum eaves height of 12 ft 8 ins (3.86m), a 3-phase electricity supply and on site car parking. The units will be provided to a shell finish with mains water, drainage and telephone connections (no mains gas is available on site).
- An open storage yard of approximately 2,550 sq ft (237 sq m) could be available with Unit 9b.
- Accommodation:** The units have the following approximate gross internal floor areas:
- | | | |
|---------|-------------|---------------|
| Unit 9 | 2,042 sq ft | (189.7 sq m) |
| Unit 9a | 1,990 sq ft | (185 sq m) |
| Unit 9b | 2,275 sq ft | (211.35 sq m) |
- Rating Assessment:** The units have not yet been included within the rating list. Our estimate of rates payable for 2011/2012 on each of the three units would be £4.50 per sq ft.
- Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.
- Terms** The units are available to let on new full repairing and insuring leases on terms by arrangement. The leases will exclude the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.
- Rent:** Unit 9: £18,500 per annum exclusive.
Unit 9a: £18,000 per annum exclusive.
Unit 9b: £20,500 per annum exclusive.
- Yard space: £6,000 per annum exclusive
- Legal Costs:** Both parties' legal costs to be borne by the ingoing tenant.
- Viewing:** Strictly by appointment with sole agents.

**BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable