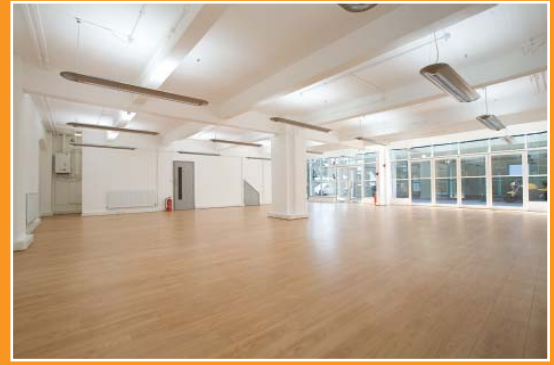




# PRINCESS MEWS

KINGSTON-UPON-THAMES  
SURREY



**REFURBISHED  
OFFICES / BUSINESS UNITS TO LET**

**From 146 sq m (1,568 sq ft)  
to 681 sq m (7,335 sq ft)**

[www.princessmews.co.uk](http://www.princessmews.co.uk)



**PRINCESS MEWS, HORACE ROAD  
KINGSTON-UPON-THAMES, SURREY**



**LOCATION**

Princess Mews is conveniently located approximately 0.25 miles to the south of Kingston town centre. The A3 is a few minutes drive away and provides access to Central London, the M25 and the south west. Kingston and Surbiton mainline train stations are both easily accessible, providing fast and frequent services to London (Waterloo).

**DESCRIPTION**

Princess Mews is a well established development of nine 2-storey self-contained business units set in a private courtyard. The courtyard design has an unusual façade with a mirrored glass curtain wall within.

The units benefit from B1 planning consent and may be used as pure office or as office and workspace combined.

**ACCOMMODATION**

Various units are available from 146 sq m (1,568 sq ft) up to 681 sq m (7,335 sq ft). Please visit the web site for current availability and floor/site plans -

**www.princessmews.co.uk**

**LEASE**

The units are available on new full repairing and insuring leases.

**RENT**

Competitive rentals - details upon application.

**FURTHER INFORMATION**

Visit [www.princessmews.co.uk](http://www.princessmews.co.uk)

**VIEWING**

Strictly by appointment with the Joint Agents:



Contact Tim Gauld  
e-mail. [timg@bonsorpenningtons.co.uk](mailto:timg@bonsorpenningtons.co.uk)



Contact Patrick Keilty  
e-mail. [patrick@quintonscott.co.uk](mailto:patrick@quintonscott.co.uk)



**AMENITIES INCLUDE -**

- Laminated wood ground floors
- Carpeted first floors
- Gas-fired central heating
- New lighting
- 3 compartment skirting trunking
- Original design and architecture
- Door entry system
- 2 private car parking spaces per unit
- Male & female WCs



Misrepresentation Act 1967: Messrs. Bonsor Penningtons & Nelson Bakewell for themselves and the vendor(s) of this property, whose agents they are, give notice that:-  
1. These particulars do not constitute, nor constitute any part of, an offer contract. 2. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. 3. Any intending purchaser/occupier must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) do not make or give, and neither Bonsor Penningtons or Nelson Bakewell nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments. Brochure produced 11.2008. One 80 Degrees 020 8755 0015.



## Guaranteed Commercial Property Solutions

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

T 020 8546 0022  
F 020 8541 1360  
e [property@bonsors.com](mailto:property@bonsors.com)  
w [www.bonsors.com](http://www.bonsors.com)

Our ref: TG/apr

Date as postmark

## SUBJECT TO CONTRACT

Dear Sir / Madam

**Re: Princess Mews, Horace Road, Kingston upon Thames**

Please find attached our brochure for the business units at the above.

The available unit sizes are as follows:

|        |             |                          |
|--------|-------------|--------------------------|
| Unit 4 | 3,322 sq ft | (308 sq m) - under offer |
| Unit 7 | 2,445 sq ft | (227 sq m)               |
| Unit 9 | 1,545 sq ft | (143 sq m)               |

We are quoting a rental of £10.00 per sq ft.

Further information is available on the web site, [www.princessmews.co.uk](http://www.princessmews.co.uk), to include floor plans.

Yours faithfully

**Tim Gauld MRICS**

**BONSORS**

Enc . . .

Directors: T J Gauld MRICS. A T J Pollard BSc. FRICS. FCI Arb.

Bonsor Penningtons Ltd (Trading as Bonsors).

Registered in England No. 321 6636.

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

- Sales
- Acquisitions
- Rent Reviews
- Rating
- Investment
- Surveys
- Lettings
- Valuations
- Lease Renewals
- Management
- Development
- Planning