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TO LET

MODERN WAREHOUSE / INDUSTRIAL UNIT

****WELL SUITED TO TRADE COUNTER USE****

**** COMPETITIVE TERMS AVAILABLE****



***15 St George's Industrial Estate
Richmond Road
KINGSTON UPON THAMES
KT2 5BQ***

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.

**15 St George's Industrial Estate
Richmond Road
Kingston upon Thames KT2 5BQ**

Location: St George's Estate is located on Richmond Road (A307), approximately 1 mile north of Kingston town centre. Kingston is well located with good access to many of the main arterial roads into and out of central London. The A316 is approximately 3 miles to the north, providing good access into London as well as to the M3 and in turn the M25. The A3 is approximately 4 miles distant, heading either north or south to central London, or the M25 respectively. The A4/M4 is also approx 5 miles to the north providing access to central London.

St George's Estate is popular with trade counters and other occupiers on the estate include, Screwfix, Plumbase, Unipart Automotive, Plumb Centre and Leyland Decorator Centre.

Description: The building comprises an end of terrace warehouse/industrial unit with two storey ancillary offices to the front. The building is of steel portal frame construction with brick/clad elevations. The unit has an eaves height of 6m, a single up and over loading door and 12 parking spaces. Male and female WCs are provided at ground and first floor.

Accommodation:	Warehouse	8,478 sq ft	(788 sq m)
	Ground Floor Offices	958 sq ft	(89 sq m)
	First Floor Office	958 sq ft	(89 sq m)
	Total:	10,394 sq ft	(966 sq m)

Terms: The property is available by way of an assignment of our client's lease which expires in July 2017. Alternatively a new sub lease is available on terms to be agreed, subject to contract.

Rent: On application.

Rates: Rateable Value: £94,000. Rates payable 2011/12: £40,702. This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Viewing: Strictly by appointment via the joint agents BONSORS and DTZ.

BONSORS
Tim Gauld
Tel. No. 020 8546 0022

DTZ
Bonnie Minshull
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PLEASE NOTE THE FOLLOWING:-

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