

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

Fax 020 8541 1360
e-mail property@bonsors.com
www.bonsors.com

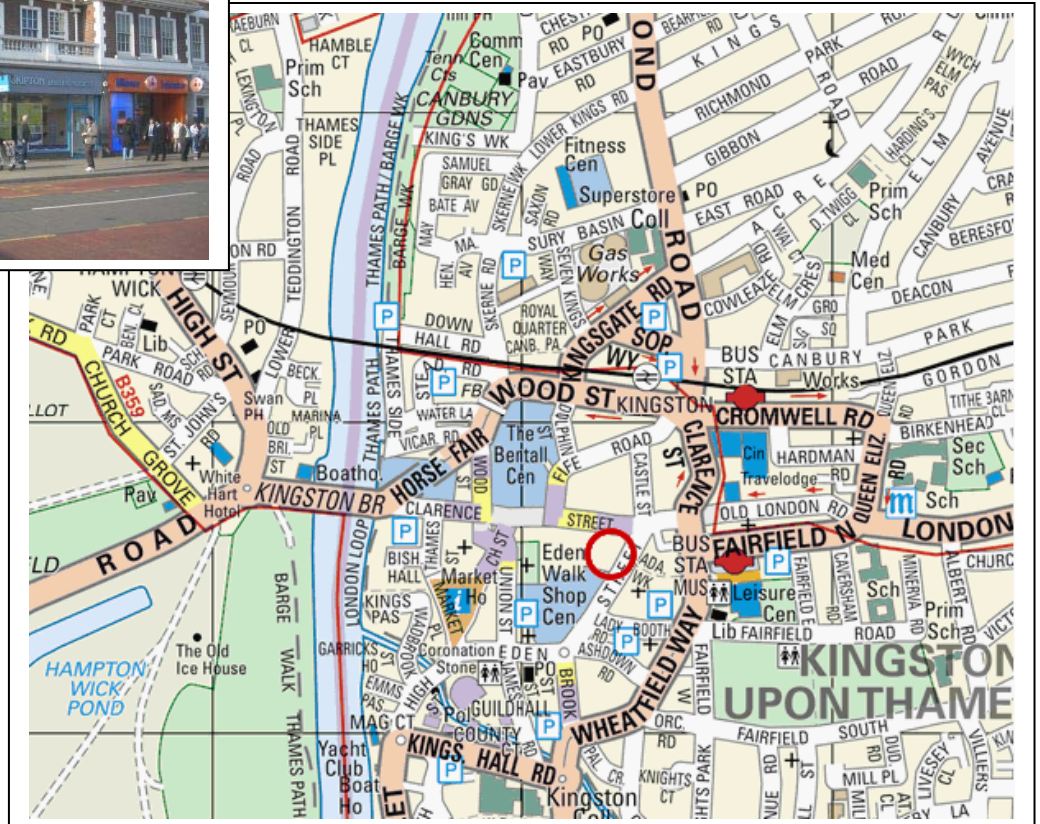
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020 8546 0022

TO LET

TOWN CENTRE OFFICE SUITES

Approx 220 - 520 sq ft (20.4 - 48.3 m²)



Gough House
57 Eden Street
KINGSTON UPON THAMES
SURREY, KT1 1DA

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.

Gough House
57 Eden Street
Kingston upon Thames

Location: Close to the junction with Eden Street and Clarence Street, the offices are located on the first floor of Gough House above the Alliance & Leicester, Skipton Building Society and Barclays. Kingston British Rail Station, with a service to London Waterloo, is approximately ¼ mile away.

Description: The premises comprise a range of open plan office suites situated on the first floor of this attractive town centre building.

- Shared male and female WCs
- Electric night storage heaters
- Door entry system
- Fluorescent lighting
- Fully carpeted

Suite 1:	220 sq ft (20.4 sq m)
Suite 2:	308 sq ft (28.6 sq m)
Suite 6:	282 sq ft (26.2 sq m)
Suite 11:	520 sq ft (48.5 sq m)
Suite 7-9:	510 sq ft (47.4 sq ft)
Suite 12-14:	364 sq ft (33.8 sq m)

Rent:	Suite 1:	£3,850 per annum exclusive
	Suite 2:	£5,390 per annum exclusive
	Suite 6:	£4,950 per annum exclusive
	Suite 7-9:	£8,900 per annum exclusive
	Suite 11:	£9,100 per annum exclusive
	Suite 12-14:	£6,400 per annum exclusive

Rates: We are verbally informed that rates are as follows:

	<i>Rateable value</i>	<i>Rates payable 2011 rating year</i>
Suite 1:	£2,800.00	£1,212.40
Suite 2:	£2,800.00	£1,212.40
Suite 6:	£3,650.00	£1,580.45
Suite 7-9:	£6,712.00	£2,906.30
Suite 11:	£6,800.00	£2,944.40
Suite 12-14:	£4,800.00	£2,078.40

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.

Legal Costs: Both parties' legal costs to be borne by the ingoing tenant

Viewing: Strictly by appointment through sole joint agents.

BONSORS
Tel. No. 020 8546 0022

CATTANEO COMMERCIAL
Tel: 020 8546 2166

PLEASE NOTE THE FOLLOWING:-

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