

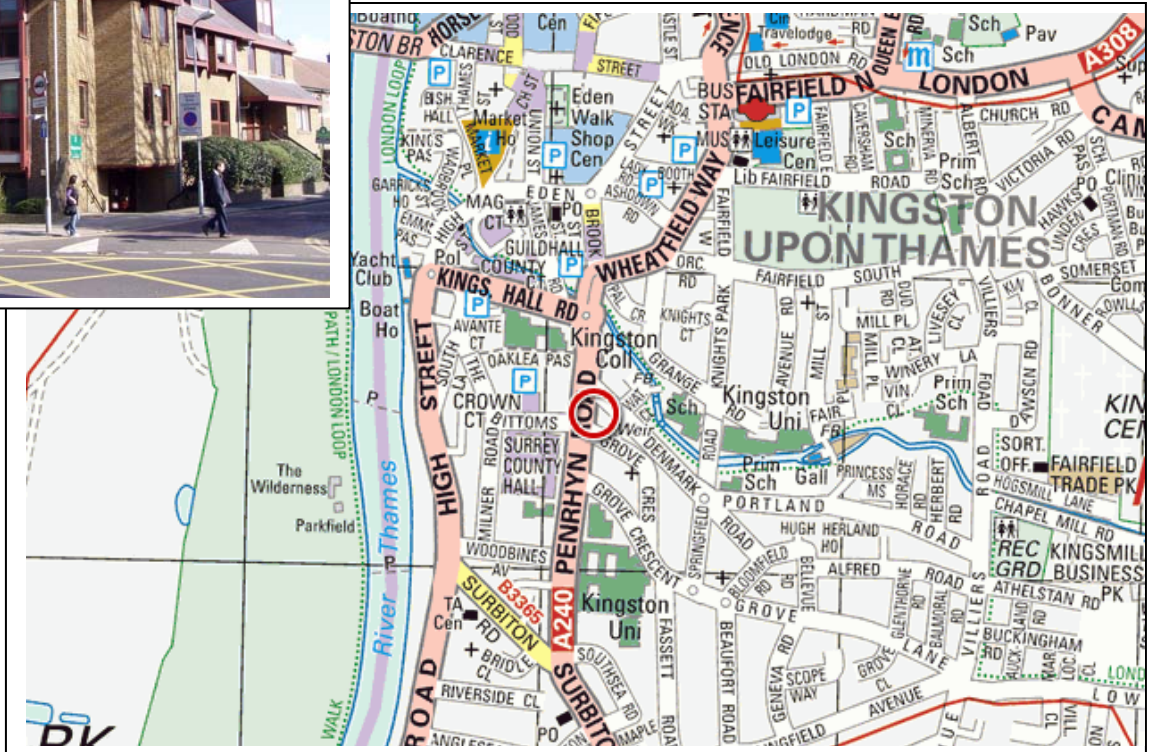
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***TO LET***  
***SELF CONTAINED OFFICE BUILDING***  
***CLOSE TO KINGSTON TOWN CENTRE***  
***APPROX 5586 sq ft (518.98 sq m)***  
***With 2 on site car parking spaces***



***Weston House***  
***7 Penrhyn Road***  
***Kingston upon Thames***  
***KT1 2DS***

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.

**Weston House**  
**7 Penrhyn Road**  
**Kingston upon Thames**

**Location:** Weston House is situated just to the south of Kingston upon Thames town centre fronting the A240 Penrhyn Road opposite Kingston Crown Court and County Hall. The property is within 5 to 10 minutes walk of Kingston town centre with its retail restaurant and transport facilities. These include Kingston railway station which provides a service every 15 minutes into London Waterloo with a journey time of approximately 25 minutes.

**Description:** Weston House was constructed in the mid 1980s and provides office accommodation on ground and three upper floors. The building is to be refurbished to provide comfort cooling, skirting trunking, suspended ceilings with Catt II lighting, male and female WCs plus a disabled WC on the ground floor, kitchen facilities and a lift.

**Accommodation:** The building has the following approximate net internal floor areas:

Ground floor:	930 sq ft (86.04 sq m)
First floor:	1,700 sq ft (157.95 sq m)
Second floor:	1,700 sq ft (157.95 sq m)
Third Floor:	1,256 sq ft (116.68 sq m)
<b>Total :</b>	<b>5,586 sq ft (518.98 sq m)</b>

**Rating assessment:** There are three separate rating assessments for the building.

<b>Rateable Value</b>	<b>Rates Payable 2011/12</b>	
Grnd Floor:	£10,750	£4,654.75
1 <sup>st</sup> Floor:	£21,250	£9,201.25
2 <sup>nd</sup> & 3 <sup>rd</sup> Floors:	£41,250	£17,861.25

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.

**Terms:** The property is available to let on a new full repairing and insuring lease for a term to be agreed.

**Rent:** £90,000 per annum exclusive.

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

**Viewing:** Strictly by appointment through sole agents.

**BONSORS**  
**Ref: Andrew Pollard/Tim Gauld**  
**Tel: 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