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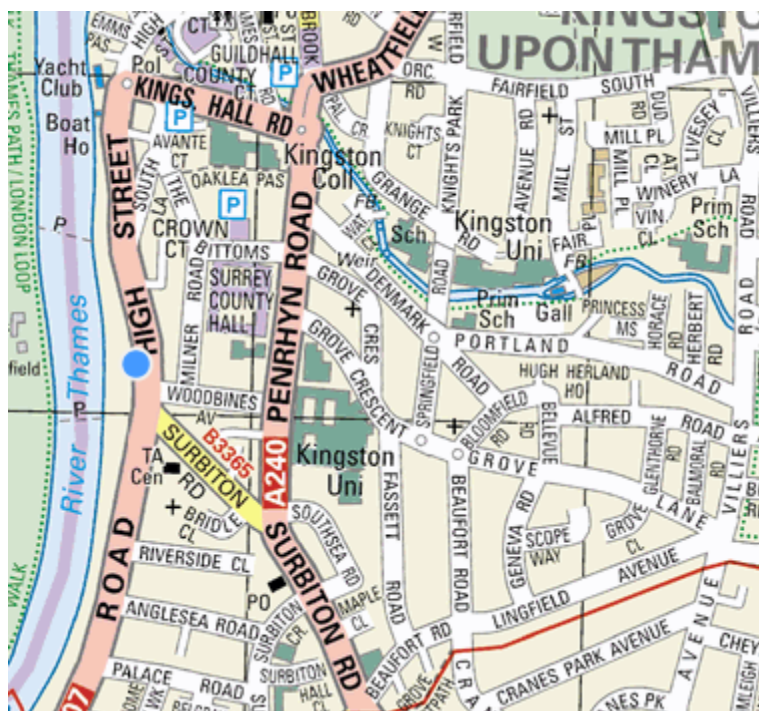
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**020 8546 0022**



***FOR SALE***

***Prominent Two-Storey Office Building***  
***Approx 3,000 sq ft (278.7 sq m)***  
***With potential for D1 Use***  
***(subject to planning)***



***Neptune House***  
***2 Portsmouth Road***  
***Kingston upon Thames***  
***KT1 2LU***



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.

**Neptune House, 2 Portsmouth Road,  
Kingston upon Thames , KT1 2LU**

- Location:** The property is located on the southern edge of Kingston upon Thames town centre where the Portsmouth Road meets Kingston High Street. The town centre with all its amenities is within 5 minutes walk with Kingston railway station within 10 minutes walk, providing a service into London Waterloo with a journey time of approx. 30 minutes.
- Heathrow Airport is approx. 12 miles to the west with Junction 9 of the M25 at Leatherhead approx. 10 miles to the south-east.
- Description:** Neptune House is a two-storey building providing office accommodation on ground and first floors with views over the River Thames and Home Park from the first floor. The ground floor is largely open plan, the first floor comprising an open area with four private offices, a meeting room and a kitchen.
- Amenities :**
- UPVC Double glazing
  - Male & Female WCs
  - Kitchen facilities
  - Suspended ceiling with category II lighting or spotlighting
  - Cat 5 network cabling
  - Gas fired central heating plus comfort cooling
  - Forecourt with six car parking spaces
- Accommodation:** Neptune House has the following approximate net internal floor areas:
- |                              |                                |
|------------------------------|--------------------------------|
| <b>Ground Floor</b>          |                                |
| Reception Area:              | 305 sq ft                      |
| Open Plan Office and Storage | 1195 sq ft (111.02 sq m)       |
| Male and Female WCs          |                                |
| <b>First Floor</b>           |                                |
| Offices and Kitchen          | 1500 sq ft (139.35 sq m)       |
| <b>TOTAL:</b>                | <b>3000 sq ft (278.7 sq m)</b> |
- Front Forecourt with 6 x car parking spaces
- Rating Assessment:** The property has a rateable value of £40,000 with an amount of rates payable for the year from 1<sup>st</sup> April 2012 of £18,000. This is based on a rate in the Pound of 45p. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8546 5757.
- Planning:** The property has been used as offices but we believe there is potential to change the use of the building to a children's day nursery, medical facility or religious meeting house. This would be subject to obtaining planning consent for a D1 Use.
- Price:** £700,000 for the freehold interest in Neptune House with vacant possession. Our clients may consider letting the building. Details on application. The property is let on a lease without security of tenure until November 2012. The tenants have indicated that they will not be renewing the lease and may be prepared to vacate the property before the lease expires.
- Legal Costs:** The parties are to be responsible for their own legal and other costs.
- Viewing:** Strictly by appointment with sole agents.

**Andrew Pollard  
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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
- 3) Rates information is believed to be correct but interested parties should check with rating