

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

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Guaranteed Commercial Property Solutions

Bonsors.com

020 8546 0022

TO LET

*Refurbished Town Centre
Office Suite
Approx 500 sq ft (46.4 m²)*



***First Floor, Warwick Lodge,
75-77 Old London Road
Kingston upon Thames
KT2 6ND***

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.

**First Floor, Warwick Lodge
75-77 Old London Road
Kingston upon Thames**

Location: Kingston upon Thames is a major retail centre to the south west of central London. Old London Road is on the edge of Kingston town centre and the property is within 5 minutes walk of Kingston railway station.

Description: Located on the first floor the suite comprises 3 rooms. Kitchen, WC., with electric heating plus a balcony at the rear.

Accommodation:
The suite has an approximate net internal floor area of 500 sq ft or 46.4 sq m.

Rating Assessment:
The first floor has a rateable value of £6,200.00 with an amount of rates payable for the year 2012/13 of £2,839.60. This is the full amount of rates payable and takes no account of any small business rate or other reliefs/supplements that may be available. Interested parties should verify this information with the Royal Borough of Kingston upon Thames.

Terms: The accommodation is available to let on a new full repairing and insuring lease for a term to be agreed and to exclude the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Rent: £7,500.00 per annum exclusive.

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

Note: Under the terms of the Estate Agents Act 1979 the directors of Bonsor Penningtons Ltd are required to reveal that they have an interest in this property.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS
Tel. No. 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

Energy Performance Certificate

Non-Domestic Building



FIRST FLOOR OFFICES
75-77 Old London Road
KINGSTON UPON THAMES
KT2 6ND

Certificate Reference Number:
0051-0031-7220-4497-6002

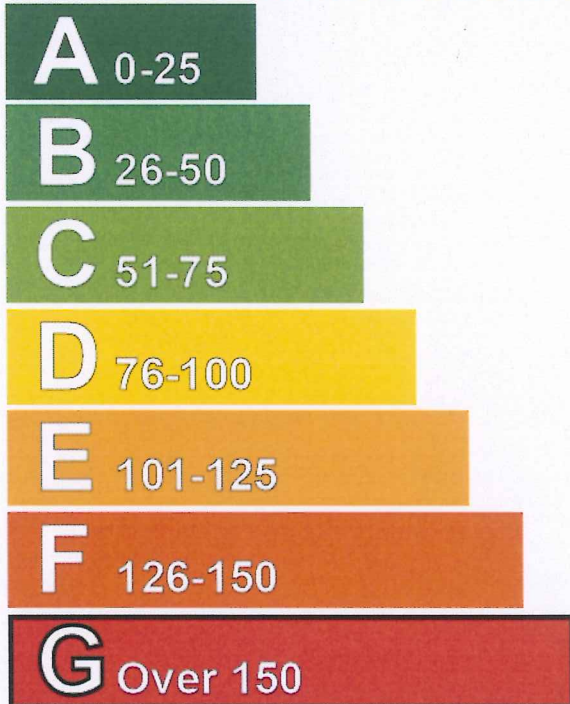
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **186** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 50
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
61 If typical of the existing stock