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TO LET

Town Centre Offices
Approx 975 sq ft (90.5 sq m)



8a Castle Street
Kingston upon Thames
KT1 1SS

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.

**8a Castle Street
Kingston upon Thames KT1 1SS**

Location: Kingston upon Thames is located in the outer south west London suburbs. Castle Street is situated in the centre of Kingston close to its various amenities. Kingston railway station which has services into London Waterloo with a journey time of approximately 30 minutes is about five minutes walk away.

Description: The accommodation is located on the first and second floors having a self-contained means of access from Castle Street. Used for a number of years as an English language school and training centre, the property would be suitable for a D1 education use subject to planning consent.

Accommodation: 8a Castle Street has the following approximate net internal floor areas:

<i>First floor:</i>		
2 rooms	581 sq ft	(53.9 sq m)
Plus 2 WCs & kitchenette		
<i>Second floor:</i>		
4 rooms	394 sq ft	(36.6 sq m)
Total	975 sq ft	(90.4 sq m)

Rating Assessment: The premises have a rateable value of £11,250.00 with an amount of rates payable for the year from April 2012 of £5,152.50. This takes no account of any transitional relief or small business rate relief that might be available. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.

Terms: The premises are available to let on a new full repairing and insuring lease for a term to be agreed subject to periodic rent reviews.

Rent: £12,000 per annum exclusive.

Legal Costs: The parties are to be responsible for their own legal costs involved in any transaction.

Viewing: Strictly by appointment with sole agents:

**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



8a, Castle Street
KINGSTON UPON THAMES
KT1 1SS

Certificate Reference Number:
9799-3012-0590-0190-3105

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 89

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	138
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	63.56

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

75

If typical of the existing stock