

DETACHED INDUSTRIAL / WAREHOUSE UNIT
19,633 SQ FT (1,823.9 SQ M) APPROX

**TO LET/
FOR SALE**



**UNITS 4A & 4B KINGSTON HOUSE INDUSTRIAL ESTATE, PORTSMOUTH ROAD,
LONG DITTON, SURBITON, SURREY KT6 5QG**



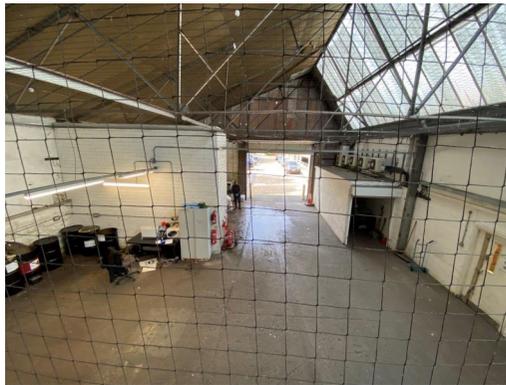
LOCATION

The property sits on a commercial estate just off the A307 Portsmouth Road, approximately 0.5 mile west of Surbiton and two miles south of Kingston upon Thames. The A3 lies 2.5 miles south east approached via the A243 to the north, this offers a direct link to Junction 10 of the M25 at Cobham. Junction 1 of the M3 motorway at Sunbury is approx. 6 miles away.

The property sits within a small estate with other occupiers including **Berry BMW, Brewers, Crowne Plaza Hotel and Shurgard Self Storage, and Squire Ferneaux Volvo** has a dealership a short distance south on Portsmouth Road.

Affluent suburban housing surrounds the estate on all sides. The nearest mainline station is Surbiton, which has journey times to London Waterloo from approx 18 minutes.

For a map of this location visit www.bing.com/maps and enter KT6 5QG



DESCRIPTION

The property comprises a substantial detached B2 industrial unit under a triple pitched asbestos north light roof incorporating wired glass skylights, most recently used as a car servicing garage. The workshop currently provides spaces for 9 vehicle lifts and a rolling road (note, this equipment is not included in this letting). There are two vehicle access points on the western elevation with overhead roller shutter doors and a main pedestrian entrance and reception area in the middle of the unit with ancillary offices adjacent and at first floor level. The exterior of the property has been overclad with a steel profile cladding.

The right hand wing has a substantial mezzanine floor which has a car lift and was used for ancillary car storage. There is a further mezzanine floor which provides useful parts storage.

Externally there are 12 parking spaces demised to the workshop.

AMENITIES

Workshop

- 2 roller shutter loading doors
- Three phase power
- Substantial mezzanine floor
- Car lift
- Max eaves height to apex 8.15m / 26'9"
- Min eaves height to haunch 2m / 6'6"
- Min height above mezzanine 2m / 6'4"
- North light roof
- Level concrete floor

Offices

- Suspended ceilings
- Recessed lighting
- Double glazed windows
- Male & female toilets
- Kitchen
- Some cooling/heating cassettes
- On site parking for 12 cars



WORKSHOP AREA



MEZZANINE FLOOR



ACCOMMODATION

	Sq Ft	Sq m
Ground Floor Warehouse & Office	13,684	1271.2
First Floor Office	768	71.3
Large Mezzanine Area	4,244	394.3
Small Mezzanine Area	937	87.0
Total	19,633	1,823.87

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the client would consider a sale of their freehold interest with full vacant possession.

RENT/PRICE

Upon application.

BUSINESS RATES (2023/24)

Rateable Value £103,000

Rates Payable £52,736

VAT

The property is elected for VAT.

EPC

Rating: C (75)



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Consumer Protection from Unfair Trading Regulations 2008

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