



Location

The property is situated in Kingston, an affluent town in southwest London, approximately 10 miles (16.1 km) southwest of Charing Cross.

The town is served by three railway stations; Kingston, Norbiton and Hampton Wick, all of which are on the South Western Main Line, providing direct services to London Waterloo.

The subject premises are located in a prominent position at the eastern entrance of the Eden Walk Shopping Centre. The office suite is located on the first floor, above the Sainsbury's supermarket. Nearby multinational operators include Ryman's, The Works, Clintons, Marks and Spencers and Boots.

Description

The premises are arranged over first floor only and benefit from a self contained entrance, with good natural daylight and provide the following approximate internal floor areas:

Floor	Sq ft	Sq m
First	3,226	299.7

Quoting Rent

Rental offers invited.

Lease Terms

Available by way of a sub-lease of the existing lease, which is due to expire in June 2066.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rating Assessment

We understand that the property is assessed as follows:

Rateable value: £38,750
UBR (2022/23): £0.499p
Rates Payable: £19,336.25

Interested parties should carry out their own investigations with the Valuation Office Agency and the Royal Borough of Kingston Upon Thames. <https://www.gov.uk/correct-your-business-rates>

Service Charge

TBC

EPC

The property has an energy performance asset rating of **D-80**. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

<https://sainsburysproperties.co.uk/>

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

July 2023

On the instructions of

Sainsbury's

**AVISON
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