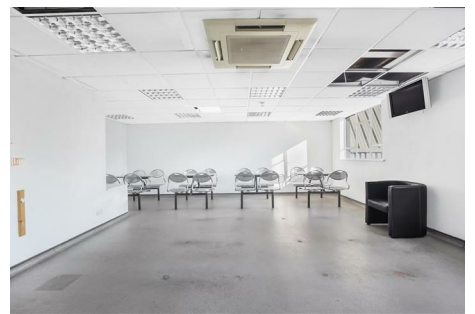
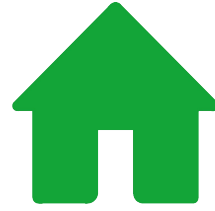


OUTLET

RESIDENTIAL



Kingston House Estate

Portsmouth Road Surbiton KT6 5QG

- Available immediately
- Generous market leading incentives can be negotiated subject to covenant and lease length
- Office space, reception/parts area and staff accommodation.
- Central London only 13 miles north east
- Easily located just off A307 Portsmouth Road
- An industrial warehouse unit for let suitable for manufacturing, vehicle workshop and more
- Ceiling heights from 3m to 7m at the Apex
- Excellent allocated parking provision with 29 spaces
- 13,855 sq ft (1,287 sq m) total space
- Full repairing & insuring sublease for a term to be agreed (up to 3rd May 2043 if required)

£53,750

Kingston House Estate

Portsmouth Road Surbiton KT6 5QG



Available immediately is this Surbiton industrial unit that is currently configured for use as a vehicle service centre featuring 13 work bays alongside ancillary office space, a reception/parts area and staff facilities. The main workshop is finished to a high standard and includes a tiled floor, strip and box lighting, plus heating via overhead strip heaters.

Access to the workshop is provided through two separate up-and-over doors, one at the front and another at the rear, leading into the parts department.

One section of the workshop has been partitioned off to create a dedicated parts storage area and additional office space whilst at the northern end of the building there is a two-storey section that includes a canteen, an additional office and WC facilities with a shower.

Externally the unit benefits from tarmac surfaced areas and 29 allocated parking spaces mainly found on the forecourt.

The industrial unit is situated on an established commercial estate off the A307 Portsmouth Road, approximately half a mile west of Surbiton around 2 miles south of Kingston upon Thames with the A3 easily accessible located just 2.5 miles to the south east via the A243 and the estate is home to a number of prominent occupiers such as The Crowne Plaza Hotel, Brewers, Shurgard Self Storage and a BMW dealership.

The surrounding area comprises mainly affluent residential neighbourhoods with Surbiton (South Western Railway) station the closest rail link offering fast and frequent services to London Waterloo, with journey times from just 18 minutes.

Unit area detail with their respective sizes

Workshop 777.5 m² / 8,370 ft²

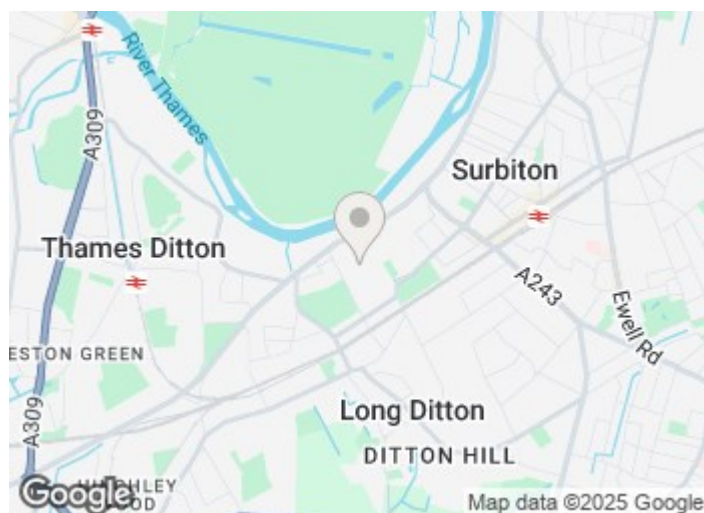
Parts 233 m² / 2,508 ft²

Office/ancillary 199.5 m² / 2,148 ft²

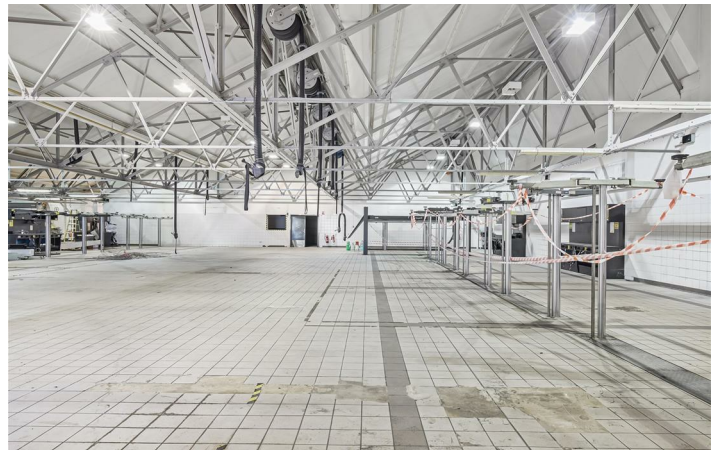
Canteen/office 77 m² / 829 ft²

Total 1,287 m² / 13,855 ft²

The lease will be subject to RPI linked rent reviews every 5 yrs of which the next is May 2028 and capped at 3% per annum.



Directions

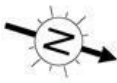




Floor Plan

Kingston House Estate, KT6

GROSS INTERNAL AREA
1285.1 sq m / 13832 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
1285.1 sq m / 13832 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.7 sq m / 18 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		