



Park Road, Kingston Upon Thames

- Freehold
- Passenger lift
- Open floorplates
- Private Parking for Four Cars
- Newly built
- Excellent Natural Light
- Internals in Core Condition
- Dedicated bin store

Guide Price £1,750,000

Tenure: Freehold

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Park Road, Kingston Upon Thames

DESCRIPTION

Highwood House is a newly constructed 3 storey office/D1 building to be provided in a shell and core condition.

The accommodation is ideal for a single occupier, however with 3 ground floor entrances and central core, the property readily lends itself to multiple occupation.

On Park Road in the charming town of Kingston Upon Thames, this nearly new commercial property presents an exceptional opportunity for businesses seeking a modern office space. The newly constructed three-storey office is offered in shell core condition, allowing for a bespoke fit-out tailored to your specific needs.

A passenger lift provides level access to all floors, while solar panels fitted to the roof will supply electricity to the building, potentially reducing utility bills.

The property also boasts four private parking bays to the rear.

Prominently located on the corner of Park Road and Borough Road and close to the junction with London Road (A308), providing direct access to the A3, approximately 3 miles away, which in turn provides a link to Central London. Access via Kingston Bridge and Richmond Park lead to a fast road connection to Heathrow and both the M3 and M4 motorways. Norbiton railway stations is within an 8-10 minute walk, providing regular direct services to London Waterloo, via Wimbledon and Clapham Junction where you can pick up a fast rail service to Gatwick Airport.

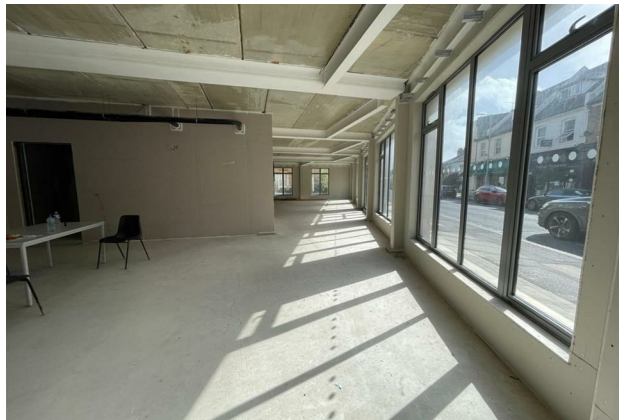
Floor Size

Ground Floor 2,300 sq ft - 214 sq m

First Floor 2,036 sq ft - 189 sq m

Second Floor 1,754 sq ft - 163 sq m

Total 6,090 sq ft (566 sq m)



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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