

**CLOSE TO KINGSTON UNIVERSITY AND TOWN CENTRE
PERIOD OFFICE BUILDING WITH PARKING**

TO LET/FOR SALE



Type

A three/four storey semi-detached period office building with rear private parking area.

Area

Net Internal Area – 1,800 square feet (167 square metres)

Lease

A brand new full repairing and insuring Lease for a term of three years and upwards is offered.

Rent

£50,000 per annum exclusive.

Sale Price

Offers are invited in excess of £850,000 for the Freehold Interest in the property.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381.

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11 Penrhyn Road, Kingston upon Thames, Surrey KT1 2BZ

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:

The property occupies a prominent position fronting the A240 Penrhyn Road between Kingston upon Thames and Surbiton Town Centres. The Kingston University Penrhyn Road Campus is close by and the property is situated opposite the new Landmark Development of the old Surrey County Hall (londonsquare.co.uk/development/county-hall-kingston)

The shopping and transport facilities of Kingston Town Centre are a short walk away and there is also easy access to the fast train service to London Waterloo from Surbiton Station (21 minutes).

DESCRIPTION:

An attractive three/four storey semi-detached building which has been extended to the rear and has the benefit of a private car park which is accessed from Grove Crescent.

The building comprises the following internal layout and areas:

Front Pathway leading to Steps up to:

Recessed and Arched Main Entrance Porchway and Door with Secure Video Entryphone System:

Raised Ground Floor:

Large Entrance Hall leading to Front Office (1) with bay window feature and connecting Door to the Rear Office (2).

Steps leading down from Rear of Entrance Hall to:

Two Modern Ladies and Gentleman's Washroom Facilities and Rear Door Access to the Car Park.

Raised Ground Floor Net Internal Area – 450 square feet (41.8 square metres).

Staircase leading down from the Rear Landing to:

Lower Ground Floor:

Front Office/Meeting Room (3) with bay window feature and connecting Door to adjoining Modern Kitchen/Staff Room Area.

Separate Door Access to Rear Office (4).

Lower Ground Floor Net Internal Area – 525 square feet (48.77 square metres).

Main Staircase leading from Front Entrance Door on the Raised Ground Floor up to Half Landing with access to Rear Modern Washroom Facility, Further Steps leading up to Main Landing Area.

First Floor:

Front Main Office (5) with connecting Door to Rear Office (6), Small Front Office (7).

First Floor Net Internal Area – 525 square feet (48.77 square metres).

Staircase leading up to:

Second Floor:

Office (8) with Skylight window features to front and rear roof slopes, Front Modern Shower Room/Washroom Facility.

Second Floor Net Internal Area – 300 square feet (27.87 square metres).

TOTAL NET INTERNAL FLOOR AREA – 1,800 SQUARE FEET (167 SQUARE METRES).

Exterior:

There is a private tarmac surfaced car park area which is accessed from Grove Crescent allowing for the parking of four cars.

Features include:

- * Modern gas fired central heating system with radiators
- * Washroom facilities to each floor
- * Video Entry Phone system installed
- * Fully fitted staff/kitchenette to lower ground floor
- * Fully carpeted throughout
- * Good natural light to all office rooms
- * Modern security and fire alarm system installed
- * Excellent signage potential to the front of the building and forecourt area

PLANNING:

The property has a designated Planning Use Class 'E' Offices. Alternative uses to include Medical and Educational Uses would be permitted. We also consider that there is potential in the future for the property to be converted to Residential Use subject to full planning consent. Further enquiries can be made to the Planning Department at Kingston Council on 020 8547 5000.

BUSINESS RATES:

The annual Business Rates payable for the year ending 31st March 2026 are £14,846.

TERMS:

The property is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Alternatively, our clients would consider the sale of the Freehold Interest in the property.

ANNUAL RENT:

£50,000 per annum exclusive.

SALE PRICE:

Offers in excess of **£850,000** for the Freehold Interest in the property.

**ENERGY PERFORMANCE
CERTIFICATE:**

An updated EPC has been commissioned and will be made available to interested parties.

LEGAL COSTS:

Each party to cover their own legal costs.

FURTHER DETAILS/VIEWINGS:

Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.

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