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**Bonsor
Penningtons**
CHARTERED SURVEYORS
020 8546 0022

FOR SALE

*Self-contained 2-storey office building
with one car parking space*

626 sq ft (58.15 sq m) approx



*Unit 3 Bridle Close
Surbiton Road
KINGSTON UPON THAMES
KT1 2JW*

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**3 Bridle Close
Surbiton Road
Kingston upon Thames**

Location: The property is located halfway between Kingston upon Thames and Surbiton town centres, close to Kingston University. Surbiton main line station, with a fast and frequent service to London Waterloo, is within a 10 minute walk. Kingston upon Thames town centre is also within 10 minutes walk or alternatively there is a frequent bus service passing along Surbiton Road between Kingston and Surbiton.

Description: Constructed sometime during the 1980s, the building comprises one of a number of small office properties in a courtyard development. The building benefits from a single car parking space, male & female WCs, a kitchenette and Prestair heating/cooling units.

Accommodation: The property provides the following approximate net internal floor areas:

Ground floor:

Lobby, WC		
Office	292 sq ft	(27.12 sq m)
Under stairs cupboard		

First floor:

WC, Kitchenette		
Office	334 sq ft	(31.03 sq m)
Total:	626 sq ft	(58.15 sq m)

Rating Assessment: The property is located within the Royal Borough of Kingston upon Thames, having a rateable value of £10,250 and with an amount of rates payable from 1st April 2006 of £4,438.25.

This information has been supplied verbally and interested parties should make further investigations with the local authority on 020 8547 5757.

Terms: The property is for sale on a long lease of 999 years at a price of £187,500.

Legal Costs: The parties' are to be responsible for their own legal costs.

Viewing: Strictly by appointment through sole agents.

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PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable