

DETACHED COURTYARD OFFICE BUILDING TO LET ON FLEXIBLE TERMS



"The Cowshed", 26 Bloomfield Road,
Kingston upon Thames, Surrey, KT1 2SE

Description

A modern detached office building located in a secluded Courtyard setting in Bloomfield Road and a short walk away from Kingston upon Thames Town Centre.

Area

Net Internal Area – 300 square feet (28 square metres)

Planning

B1(a) Office Use permitted.



Letting Terms

Available on flexible Lease terms for a minimum period of eighteen months and upwards.

Rent

£9,950 per annum exclusive (£829 per calendar month)

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

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.

“The Cowshed”, 26 Bloomfield Road, Kingston upon Thames, Surrey KT1 2SE

LOCATION: The office is situated in a quiet convenient location on Bloomfield Road which is a short walk away from Kingston upon Thames Town Centre and Railway Station with its regular services to London Waterloo (31 mins).

DESCRIPTION: A modern detached office building enjoying a secluded Courtyard setting with private gateway access.

The office is offered in an excellent and modern condition throughout and provides 300 square feet (28 square metres) of useable office space suitable for 4-5 staff (Floor Plan attached).

Features include:

- * High specification office design and finish
- * Colour Video Entry Door System (also accessible over the internet)
- * Full fibre high speed Broadband
- * Small kitchenette/tea making area
- * Fully insulated and programmable heating system
- * Ample electrical power sockets
- * Shared use of Courtyard area
- * Small private walled yard to rear of building
- * Excellent natural light

PLANNING: B1(a) Office Use which would suit a variety of business uses.

BUSINESS RATES: Nil business rates payable, subject to eligibility for Small Business Rates Relief.

LETTING TERMS: The office is available on a brand new flexible Lease term for a minimum period of eighteen months and upwards.

RENT: £9,950 per annum exclusive (£829 per calendar month).

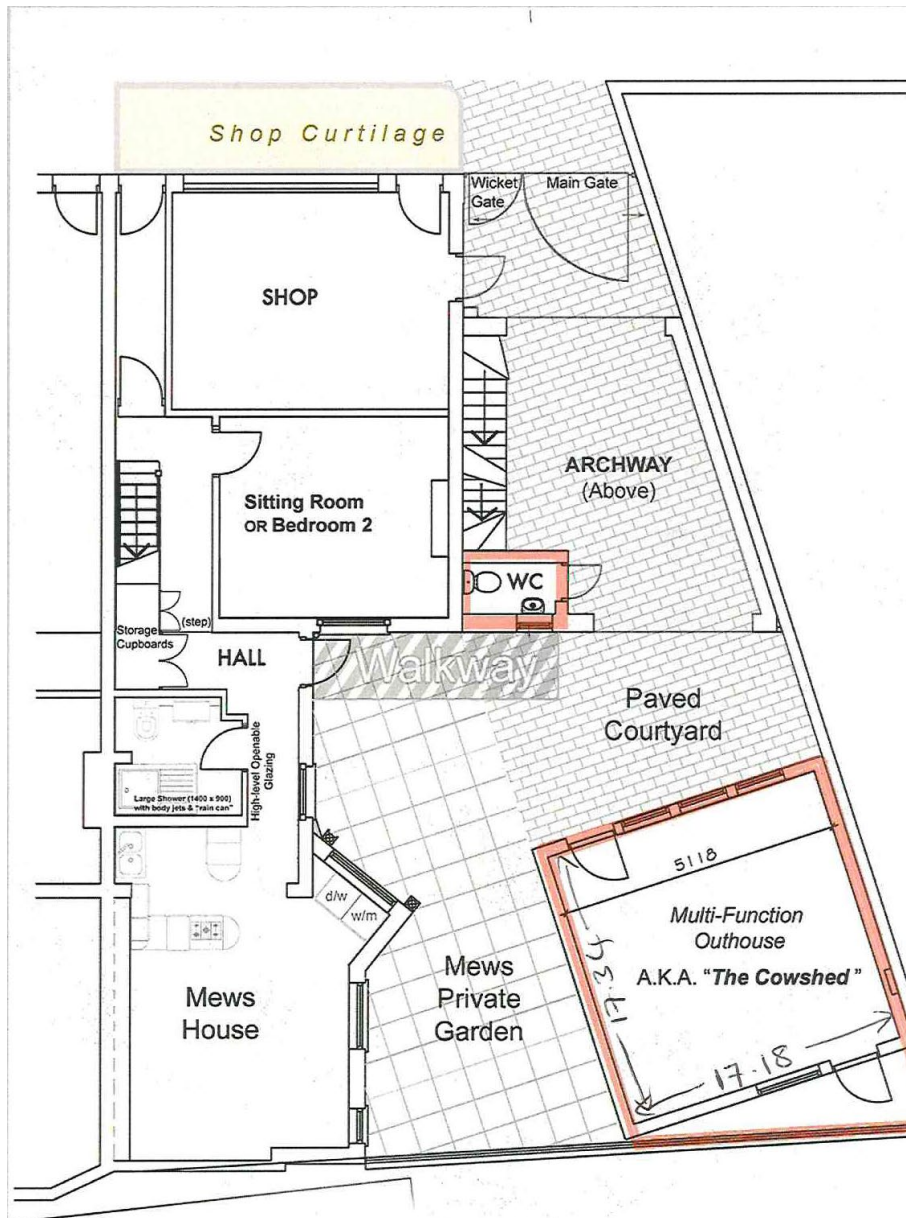
SERVICE CHARGE: Small service charge contribution payable to include annual buildings insurance premium.

LEGAL COSTS: Each party to cover their own legal costs.

COMMENCEMENT DATE: The office is available from April 2022.

**FURTHER DETAILS/
VIEWING:** Strictly by appointment only with Sole Agents, Wallakers Commercial, on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com



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