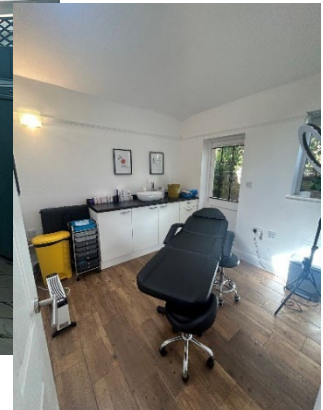


DETACHED COURTYARD MEDICAL/OFFICE BUILDING

TO LET ON FLEXIBLE TERMS



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

Description

A modern detached medical/office use 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

Class 'E' Use permitted (Currently used as a medical/office).

Letting Terms

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

Rent

£10,500 per annum exclusive (£875 per calendar month)

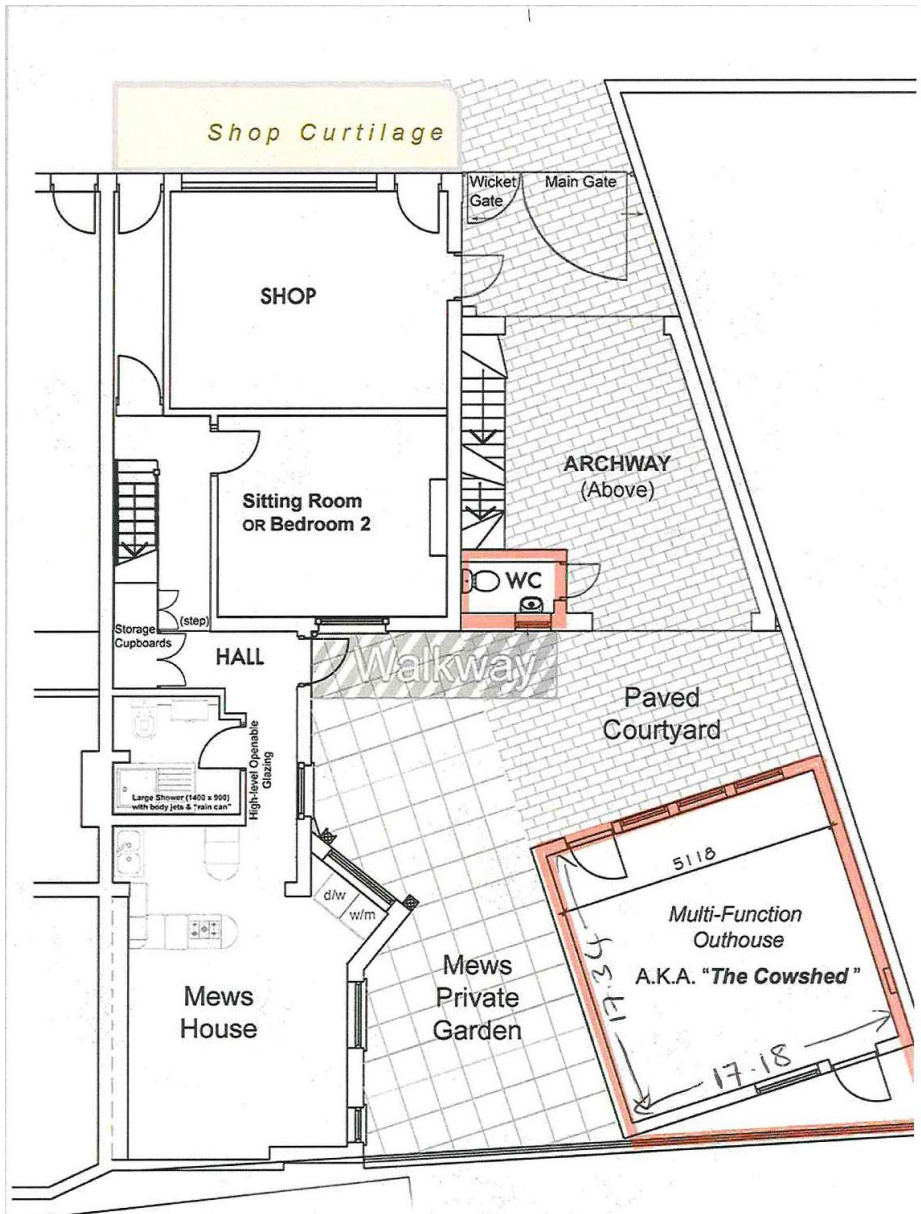
Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

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

LOCATION:	The premises are 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:	<p>A modern detached single storey building enjoying a secluded Courtyard setting with private gateway access.</p> <p>The premises are offered in an excellent and modern condition throughout and provides 300 square feet (28 square metres). (Floor plan attached). The current occupier has converted the building for its current use as an Aesthetics clinic.</p> <p>Features include:</p> <ul style="list-style-type: none">* High specification design and finish* Colour Video Entry Door System (also accessible over the internet)* Full fibre high speed Broadband* Reception area with kitchenette facility* Two private consultation / treatment rooms* Fully insulated and programmable heating system* Ample electrical power sockets* Shared use of Courtyard area and washroom facility* Small private walled yard to rear of building* Excellent natural light
PLANNING:	Class ‘E’ medical, office and retail uses.
BUSINESS RATES:	Nil business rates payable, subject to eligibility for Small Business Rates Relief.
LETTING TERMS:	The building is available on a brand new flexible Lease term for a minimum period of eighteen months and upwards.
RENT:	£10,500 per annum exclusive (£875 per calendar month).
SERVICE CHARGE:	Tenants to pay a small service charge contribution to include annual buildings insurance premium.
LEGAL COSTS:	Each party to cover their own legal costs.
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



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.