

RAPLEYS

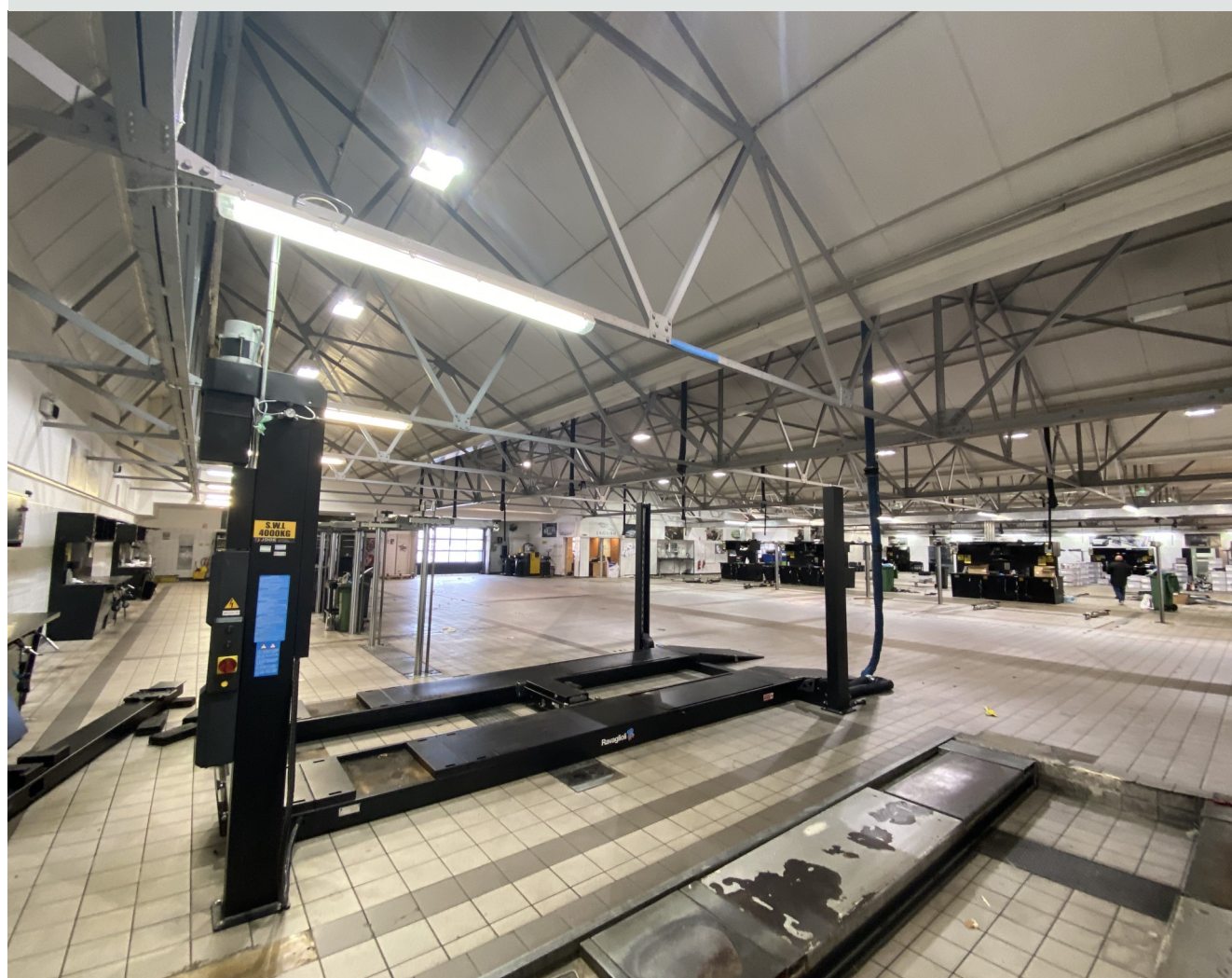
rapleys.com
0370 777 6292

TO LET

Prime Workshop/Industrial Unit

Unit 8, Kingston House,
Portsmouth Road, Surbiton KT6 5QG

CONTACT **Daniel Cook | Rapleys LLP**
07795 660259 | daniel.cook@rapleys.com
Andrew Armiger | Cattaneo Commercial
07973 207424 | andy@cattaneo-commercial.co.uk



Prime vehicle workshop

Rare industrial/warehousing
opportunity

Prominent position just off A307
Portsmouth Road

Central London 13 miles north
east

3 metre eaves rising to 7 metres

Excellent Parking provision –
59 spaces

2,540.06 sq m (27,341 sq ft)

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Location

The property sits on a commercial estate fronting the A307 Portsmouth Road, approximately 0.5 mile west of Surbiton and two miles south of Kingston upon Thames. The A3 lies 2.5 miles south east via the A243 to the north.

The property sits within a small estate with other occupiers including **Berry BMW, Brewers, Crowne Plaza Hotel** and **Shurgard Self Storage**. Trust **Ford** and **Brayley Honda** have dealerships a short distance south on Portsmouth Road.

Affluent suburban housing surrounds the estate on all sides. The nearest mainline station is Surbiton, which has journey times to London Waterloo from 18 minutes.

Description

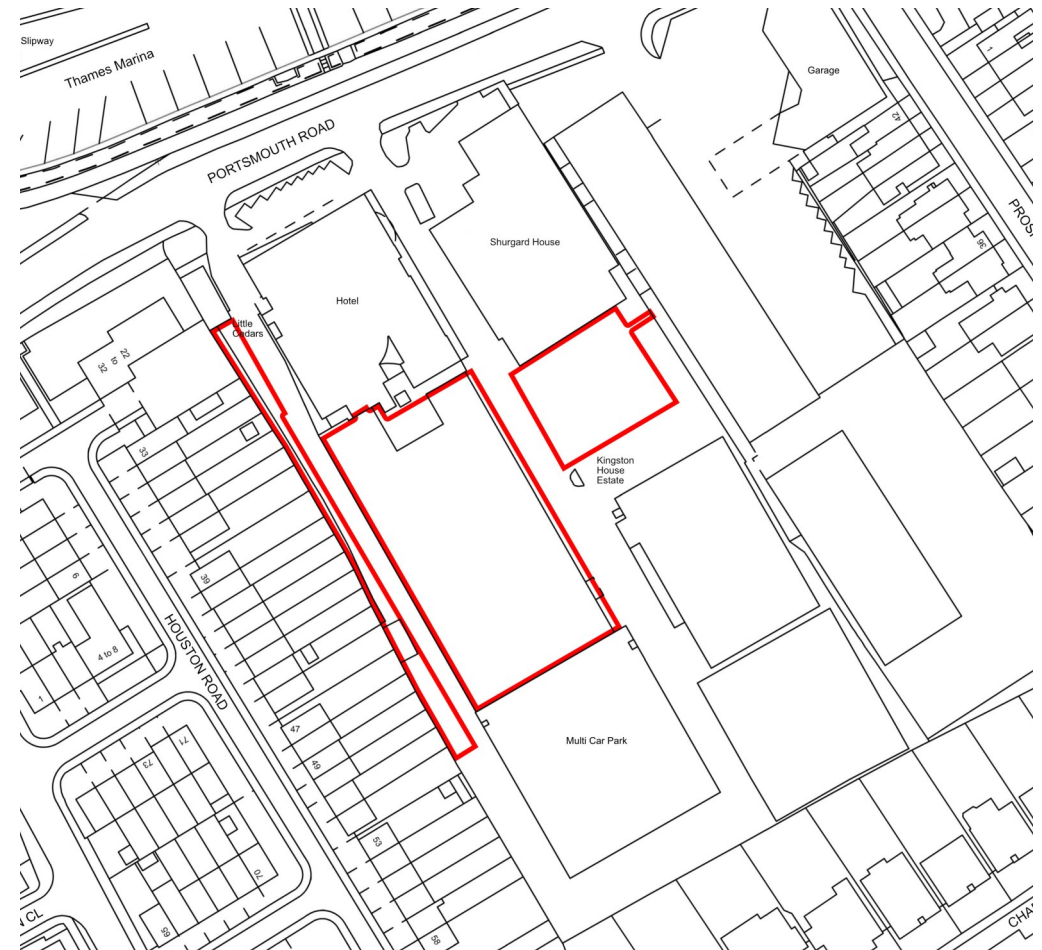
The property comprises a well fitted vehicle service centre with 27 workbays together with ancillary office, reception, parts and staff ancillary accommodation. The main workshop is fitted to a high standard with a tiled floor, lighting by both florescent strip and box lighting and heating by strip heaters.

Access to the workshop is via two separate up and over doors in each side elevation. Part of the workshop has been partitioned to form a valeting area and parts section and these are fitted to a similar standard.

A customer reception sits at the eastern side of the workshop and is again well fitted with a polished tiled floor and a suspended ceiling throughout, with recessed lighting and air conditioning cassettes. A number of office areas lie to the side which are similarly fitted.

A small two-storey section lies at the north of the building which has a small canteen and WC facilities.

The external areas are all laid to tarmac with 59 parking spaces allocated to the unit.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	1,389.23	14,953
Parts	284.45	3,062
Office/ancillary	432.59	4,656
Valeting	296.68	3,193
FF ancillary	74.52	802
FF mezzanine	62.59	674
Total	2,540.06	27,341

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

The property is held on a 50 year lease from August 2006 subject to break clauses every ten years (the next being on 26 August 2026). The current rent is £316,754 per annum.

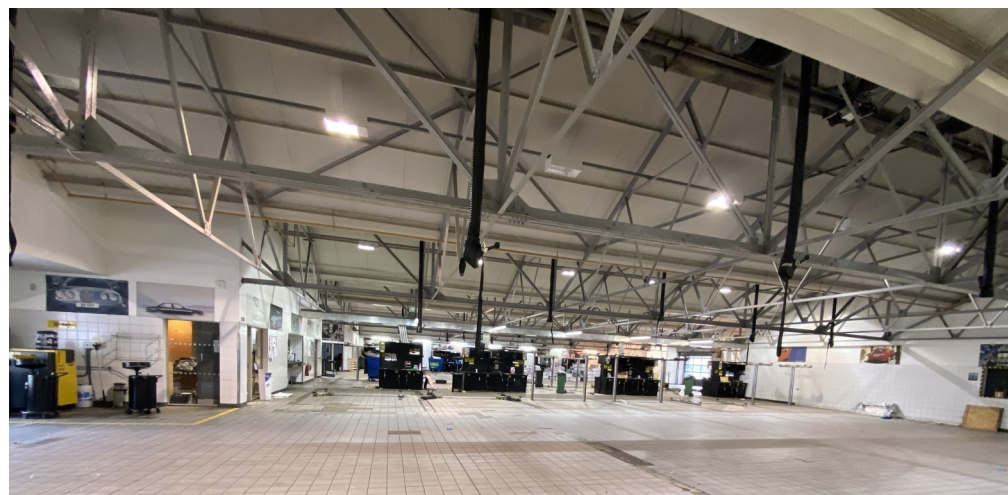
Terms

Our client is seeking to assign the lease. Premium offers are invited.

Rateable Value

We are advised that the Rateable Value for the property is £177,000 and the UBR is 50.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).



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Energy Performance

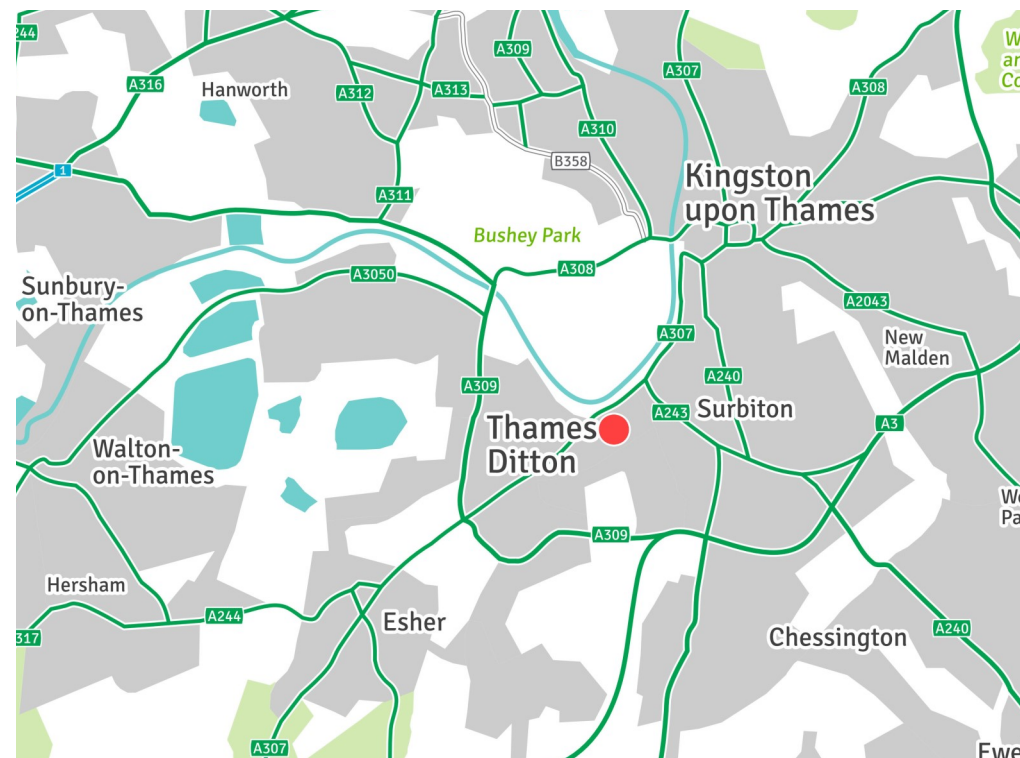
Energy Performance Asset Rating: C 60

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the joint agents.



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