MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

MITRE HOUSE, OFFICES ON GROUND, 1ST & 2ND FLOORS, CANBURY PARK ROAD, KINGSTON UPON THAMES, KT2 6LZ

SUMMARY

- **5,381 to 23,355 sq ft (500.09 to 2,170.54 sq m)**
- **Air conditioned Offices with good parking**
- **Close to Kingston Town Centre**
- **Rent: Upon application**
- **Available to let on new full repairing and insuring leases on terms to be agreed.**

AMENITIES

- **2 x 10 person passenger lifts**
- **Car Parking additional spaces on separate licences in adjacent car park**
- **Comfort cooling & mechanical ventilation system**
- **Double glazed windows**
- **Kitchen breakout area in each wing**
- **Male, female & disabled toilets in each wing**
- **Recessed LED lighting**
- **Suspended ceilings**
- **Video entry system**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk

LOCATION

Mitre House comprises a striking modern 3 storey office building with an impressive double height reception area which is served by a main stairwell and two passenger lifts.

DESCRIPTION

The available accommodation comprises part ground and first floors and the entire second floor. The space is fitted out to a good standard with some data cabling in place, so could offer plug & play opportunities. Car parking is available beneath the building together with a large number of additional spaces available on separate licences in the adjacent multi-storey car park.

ACCOMMODATION

EPC Rating: C-59

FLOOR	SIZE
Ground floor - East Wing	6,484 sq ft (602.60 sq m)
First Floor - West Wing	5,381 sq ft (500.09 sq m)
Second Floor - East Wing	5,930 sq ft (551.12 sq m)
Second Floor - West Wing	5,560 sq ft (516.73 sq m)
Total	**23,355 sq ft (2,171 sq m)**

LEASE / TERM

Available to let on new full repairing and insuring leases on terms to be agreed.

RENT

Upon application

RATES

The ground floor is assessed as Offices and Premises having a Rateable Value of £270,000 payable at 54.6p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £147,420, subject to any transitional relief. The second floor will need to be separately assessed for business rates, but is estimated at Rateable Value £247,000 payable at 54.6p in the £ (UBR 2024/25), based on which the rates payable should be £134,862.

VAT

VAT is applicable

SERVICE CHARGE

Currently estimated at £6.15 per square foot.

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
07767 261 559
james@martincampbell.co.uk

Crispin d'Albertanson
07710 066 629
crispin@martincampbell.co.uk

Andrew Armiger - Cattaneo Commercial
020 8546 2166
andy@cattaneo-commercial.co.uk

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

Misrepresentation Act 1967: Martin Campbell Commercial for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.
Property Ref: 990. Date: 2024