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TO LET ***INDUSTRIAL / WAREHOUSE UNIT***

3,478 sq ft (323 sq m)

****central location****

****part use for A1 retail****

****additional mezzanine if required****



52 Canbury Park Road
KINGSTON KT2 6JZ



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.

**52 Canbury Park Road
Kingston upon Thames KT2 6JZ**

Location: The property is situated close to the centre of Kingston and Kingston BR Station.

Description: Single storey industrial warehouse unit of brick construction with pitched slate covered roof on light steel trusses and concrete floor.

The available accommodation is as follows:

Ground floor	Left hand bay	1,739 sq ft	(161.55 sq m)
	Right hand bay	1,176 sq ft	(109.25 sq m)
	WC block	214 sq ft	(19.88 sq m)
First Floor	Offices/storage	349 sq ft	(32.42 sq m)
TOTAL		3,478 sq ft	(323.10 sq m)

In addition there is a mezzanine installed by the current sub tenant which we understand will be dismantled on the expiry of this tenancy which has an area of 915 sq ft (85 sq m).

Amenities: Include the following:

- * Large folding timber access/loading doors
- * Circa 14 ft 9 ins (4.5 m) clear height
- * Available with additional mezzanine area if required.
- * Excellent town centre location, close to amenities
- * All mains services
- * 3-phase electric supply
- * Gas-fired blower heating
- * Part use for A1 retail

Lease: A new full repairing and insuring lease for a term by arrangement.

Rental: £27,500 per annum exclusive

Rates:	R.V.	Rates Payable 2012/13
52 Canbury Park Road	£7,300	£3,343.40
52a Canbury Park Road	£8,900	£4,076.20

Legal Costs: Both parties legal costs to be borne by the ingoing tenant.

Viewing: By appointment with sole agents.

**BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

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

Energy Performance Certificate

Non-Domestic Building



52 Canbury Park Road
KINGSTON UPON THAMES
KT2 6JX

Certificate Reference Number:
9337-3034-0198-0600-4991

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 134

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	456
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	102.66

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

81 If typical of the existing stock