

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

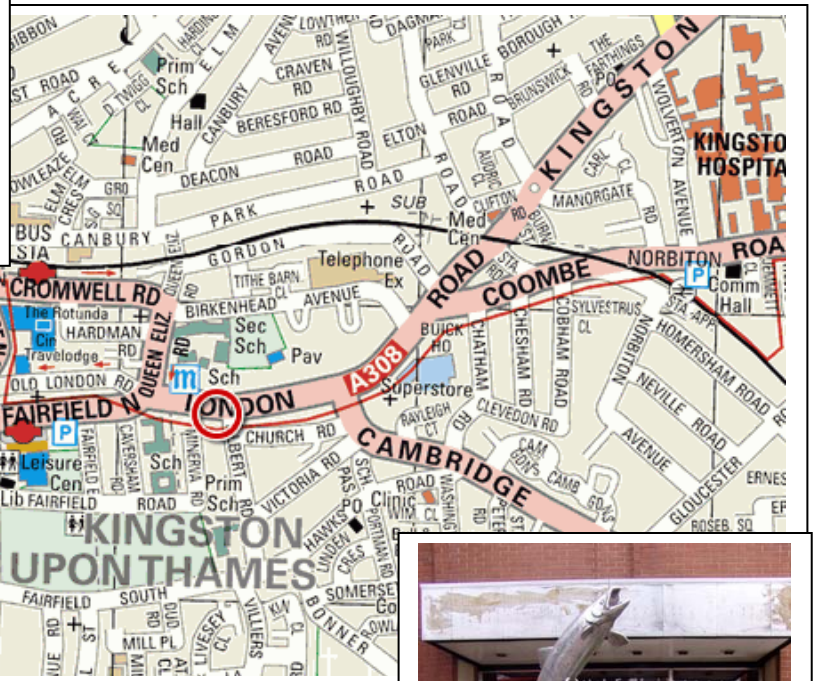
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TO LET UNIQUE HEADQUARTERS OFFICE BUILDING

***20,685 sq ft (1,921.7 sq m)
17 car parking spaces***



***100 LONDON ROAD
KINGSTON upon THAMES
KT2 6PX***



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.

100 London Road
Kingston upon Thames KT2 6PX

Location: 100 London Road is located on the edge of Kingston town centre in an area containing other large scale office users such as Bausch & Lomb and Wolters Kluwer. The building is within a quarter of a mile of Kingston town center and mainline railway station which has a service into London Waterloo every 15 minutes, with a journey time of approximately 25 minutes. Kingston is within 11 miles of Central London, 12 miles from Heathrow airport, 7 miles from junction 1 of the M3 at Sunbury and 10 miles from junction 9 off the M25 at Leatherhead.

Description: The building was constructed in the late 1970's and provides open plan office accommodation on ground and three upper floors. 100 London Road will be refurbished to provide the following amenities and will be available from Spring 2010. Alternatively occupation may be possible earlier subject to negotiation:-

- **Comfort cooling**
- **3 compartment trunking**
- **17 on site car parking spaces and secure cycle parking**
- **2 lifts serving all floors**
- **Ground floor feature reception area**
- **Male and female WCs on each floor plus shower facilities**
- **Suspended ceilings with cat II lighting**
- **Carpeting**

Accommodation: The building has the following approximate net internal floor areas:

Ground floor reception:	576 sq ft	(53.51 sq m)
Ground floor office:	4,474 sq ft	(415.65 sq m)
First floor:	5,420 sq ft	(503.53 sq m)
Second floor:	5,420 sq ft	(503.53 sq m)
Third Floor:	4,795 sq ft	(445.47 sq m)
Total :	20,685 sq ft	(1921.70 sq m)

Rating assessment: The building has a rateable value of £275,000 with an amount of rates payable in 2011/12 rates year of £119,075.00 This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Terms: The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent: On application.

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

Viewing: Strictly by appointment through sole agents.

BONSORS

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PLEASE NOTE THE FOLLOWING:-

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