



Osbourne House, Lower Teddington Road, Kingston Upon Thames KT1 4ER

TO LET

Riverside, Refurbished Office Space to
Let

2,340 - 3,021 Sq Ft
(217 - 281 Sq M)

Osbourne House, Lower Teddington Road, Kingston Upon Thames KT1 4ER

DESCRIPTION

Modern, two-storey office building which provides comfort cooled offices next to the River Thames. Available space comprises of the whole ground floor and self contained 1st floor suite. 2 car parking spaces.

- ✓ Refurbished Office Space
- ✓ New LED Lighting
- ✓ New carpets
- ✓ New comfort cooling/heating units
- ✓ River views
- ✓ Male/Female WCs and Shower Room

LOCATION

Situated on the bank of the River Thames, 5 minute walk from Hampton Wick train station which provides a regular service to London Waterloo, Clapham Junction and Richmond. Kingston town centre and its amenities are a 10 minute walk away. Strategically situated within easy reach of Junction 1 of the M3 motorway, A316 and A3 Kingston by pass.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First	680	63
Ground	2,340	217
Total	3,021	281

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

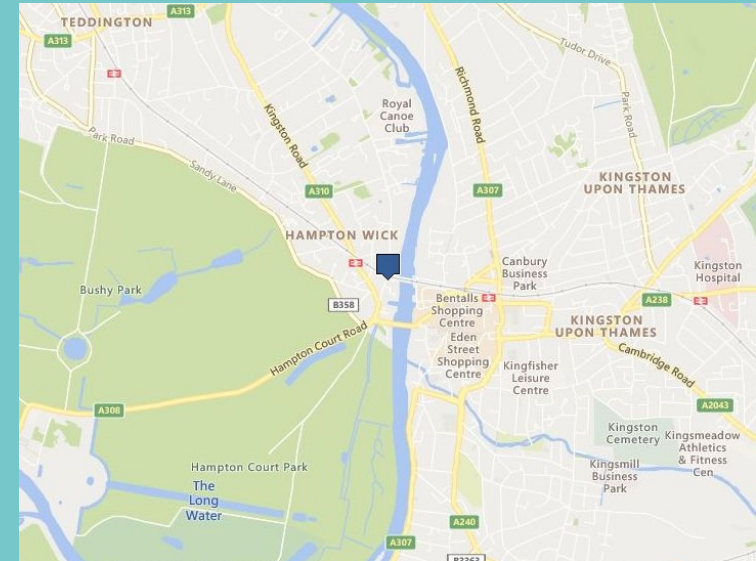
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

New lease on terms to be agreed.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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