

RAPLEYS

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0370 777 6292

TO LET **Garage / Storage Unit**

Norbiton Hall, Birkenhead Avenue
Kingston upon Thames KT2 6RA

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com



Secure storage unit currently
providing 24 car parking spaces

Potential for alternative uses,
subject to the necessary
consents

Located close to Kingston upon
Thames town centre and
accessible to A308 and A3

Leasehold only

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Location

The property is located to the rear of Norbiton Hall residential development and previously provided secure covered parking for the residents. The site is a short walk from both Kingston upon Thames town centre and Kingston Hospital. The site is approximately 0.3 mile from Kingston and Norbiton stations. Nearby occupiers include **Asda**, **Kwik Fit**, **BT** and **Halfords**. The nearby **Wickes** is due to be redeveloped for a **Lidl** food store, subject to planning consent being granted.

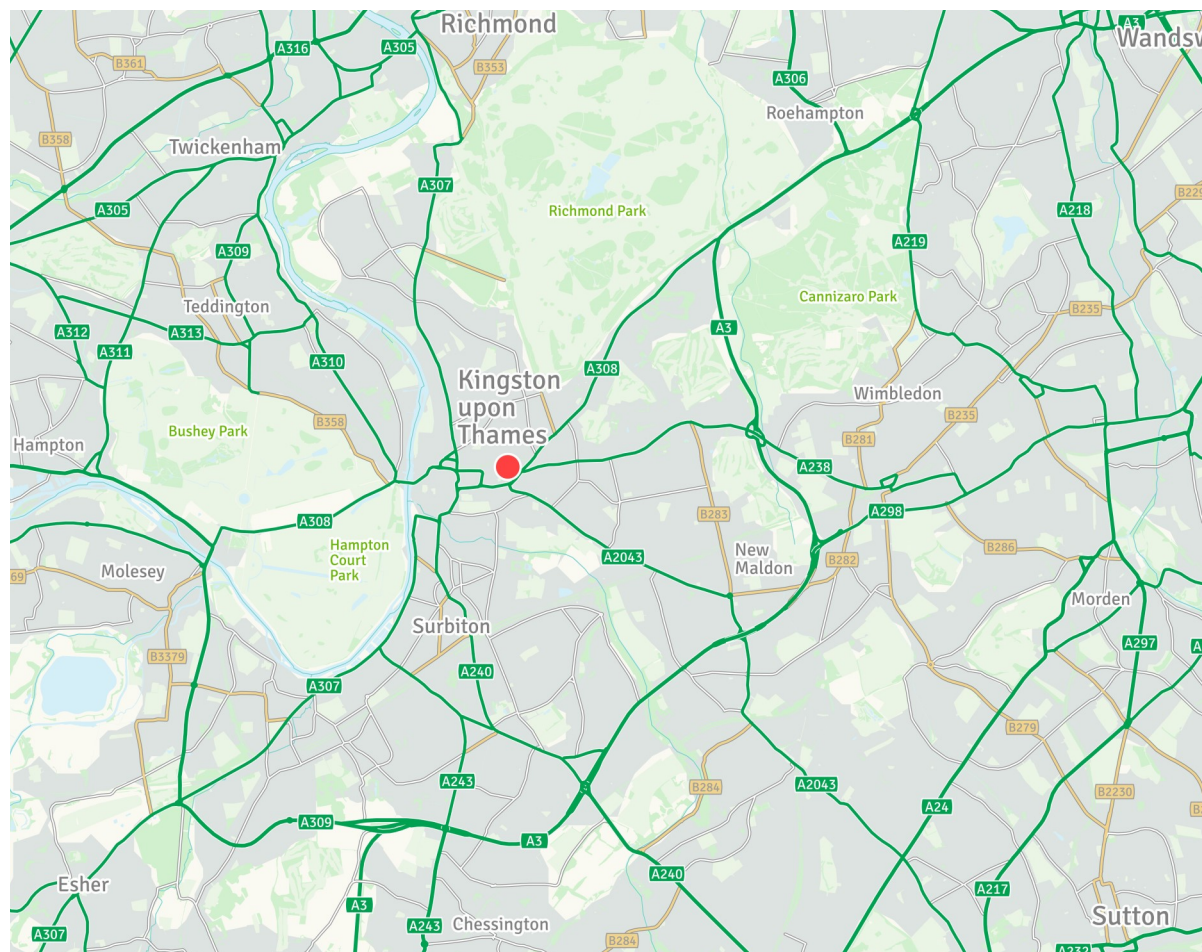
Kingston upon Thames is an affluent area located in south west London in the Royal Borough of Kingston upon Thames. The town is close to the river Thames and Richmond Park, making the area particularly desirable.

Description

A former garage of brick construction with a flat roof and vehicle access to both ends of the property. The site is accessed off Birkenhead Avenue, and is within a residential development, meaning any occupier would need to be in keeping with the surrounding area.

The property currently provides 24 marked and fully covered parking spaces plus WC facilities. Internally, the property has a concrete floor throughout with strip lighting augmenting the natural light through the metal framed windows. The unit has a minimum clear height of 2.28m.

The property is suitable for a wide variety of storage and related uses subject to the necessary consents.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	342.14	3,681

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.

Terms

The property is available to let on a new lease on terms to be agreed. Please note the freehold is not available.

Rating

We understand that the property is not currently assessed for business rates. 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 at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: NA.

VAT

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

Viewing

Strictly via the sole letting agent.



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