



**Rent** £21,600 Per annum

**Size** 765 Square feet

**Ref** #3314

## Address

**Address:** 51 Fife Road

**Postcode:** KT1 1SF

**Town:** Kingston Upon Thames

**Area:** Surrey

## Location

Fife Road is a prime commercial location in the heart of Kingston upon Thames. Just a short walk from Kingston's mainline railway station, with regular services into London Waterloo, the area benefits from excellent transport links and high footfall.

## Description

This well-presented office suite benefits from its own independent access directly from Fife Road and is arranged over the first and second floors.

Our clients have applied to reinstate an E use class, which will then make alternative uses possible, such as medical, dental, treatment/consulting rooms etc. The application is expected to be determined on 6th October 2025.

Offering a total of approximately 765 sq ft (71.1 sq m) of office space. The first floor measures approximately 435 sq ft (40.4 sq m) and is available semi-furnished; the landlord is happy to remove the furniture if preferred. The second floor provides a further 330 sq ft (30.7 sq m), and can be furnished upon request.

The suite includes a fitted kitchen with a fridge and table to remain and toilet. The premises benefit from air conditioning units, full carpeting throughout, electric water heating, and fitted window blinds. Two dedicated parking spaces are located to the rear of the property, providing excellent convenience for staff or visitors.

Our clients are in the process of carrying out several upgrades, including the installation of new air conditioning, new lighting, additional radiators, and decorative touch-ups as needed throughout the suite.

This bustling street is a popular destination for shoppers and professionals alike, lined with an appealing mix of independent boutiques, national retailers, cafes, and restaurants. It is situated moments from the Bentall Centre and the Thames riverside, offering a lively and attractive environment for businesses.

EPC rating D.

Viewings are highly recommended.

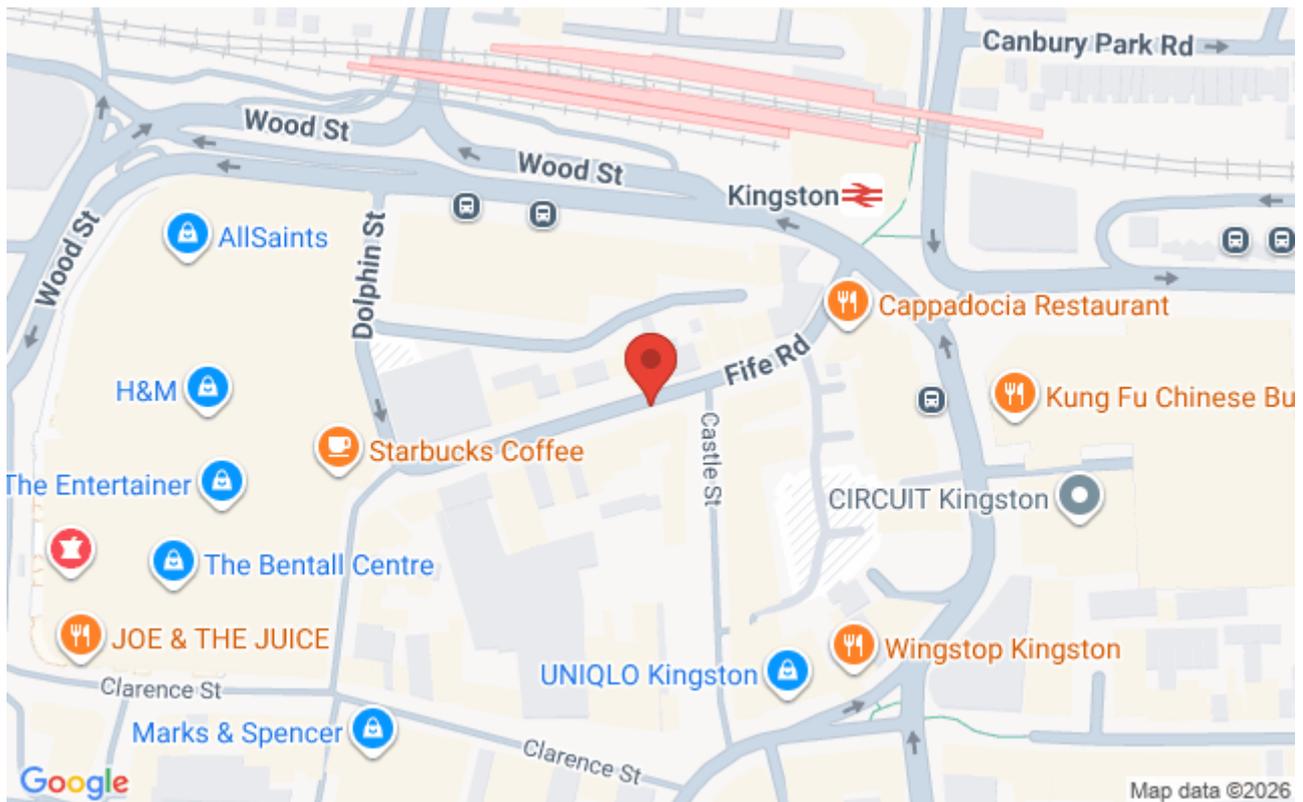
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,600 Per annum
<b>Rent details:</b>	The rent will include water and electricity. Not including business rates or wifi.
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Close to many multiples
- ✓ Close to river
- ✓ Close to station
- ✓ Early viewing recommended
- ✓ Entry phone
- ✓ Kitchen
- ✓ Public car park nearby
- ✓ Town centre location

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

