

# Kingston upon Thames

## 27 Wheatfield Way, Adam's Walk

Class E Opportunity – Subject to Vacant Possession



### Location

The subject premises are located within Adam's Walk, a covered scheme linking through to Eden Walk Shopping Centre and in proximity to **Travelodge**, **Premier Inn** and a 610 space NCP car park.

In addition to **Pure Gym** and **Aldi** who are both located adjacent, there are a number of national occupiers in the vicinity including **Primark**, **The Gym Group**, **Sainsbury's** and **McDonald's**.

### Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

<b>Ground Floor</b>	9,200 sq ft	855 sq m
<b>First Floor</b>	2,900 sq ft	269 sq m
<b>Total</b>	<b>12,100 sq ft</b>	<b>1,124 sq ft</b>

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

Upon Application

### Rates

<b>Rateable Value</b>	£172,000
<b>Rates Payable</b>	£95,460 p.a.

Interested parties are advised to make their own enquiries to Kingston Council on 020 8547 5000.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

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