

ECONOMICAL TOWN CENTRE OFFICE SPACE

TO LET

3,690 - 8,200 SQ FT
(342.8 - 761.8 SQ M) APPROX



29 THAMES STREET, KINGSTON UPON THAMES, SURREY KT1 1PH



LOCATION

The property is prominently located in the heart of Kingston upon Thames town centre adjacent to Kingston bridge on the corner of Thames Street and Clarence Street, close to the junction with the A308 Horse Fair.

John Lewis department store is just opposite along with a wide range of other national retailers along Clarence Street and in the adjacent Bentall Centre. Kingston Riverside is just to the rear of the building with an excellent selection of restaurants, bars and cafes offering great amenities along with other leisure facilities including electric boat hire.

Kingston upon Thames mainline railway station is within a 7 minutes walk of the building offering regular services to London Waterloo, Clapham Junction, Wimbledon and Richmond.

The A308 offers a direct route to junction 1 of the M3 which in turn provides access to central London and Junction 12 of the M25.



COMMUNICATIONS



From Kingston (Zone 6)	
London Waterloo	30 mins approx
Richmond	19 mins approx
Clapham Junction	21 mins approx
Twickenham	13 mins approx
Vauxhall	25 mins approx
Wimbledon	15 mins approx



Central London	11.6 miles approx
A3	2.8 miles approx
M3 Junction 1	5 miles approx



Heathrow Airport	9 miles approx
Gatwick Airport	22 miles approx



DESCRIPTION

The premises comprises an attractive modern 3 storey building with it's own dedicated ground floor entrance and reception area on Thames Street. The reception has a new passenger lift and main staircase rising up to two L shaped floors of offices on the first and second floors.

The offices are currently carpeted with suspended ceilings, recessed fluorescent lighting, metal perimeter trunking and electric heating, and benefit from good natural light through attractive arch shaped windows. There are a number of partitioned offices and a kitchen on each floor, with a server room on the second floor.

There are shared toilets located on each floor, adjacent to the lift lobbies.

The offices are to be let in an unrefurbished condition on competitive terms.

PLANNING

The premises now fall under class E of the use classes order, 1987 (as amended). Consideration will be given to alternative uses.

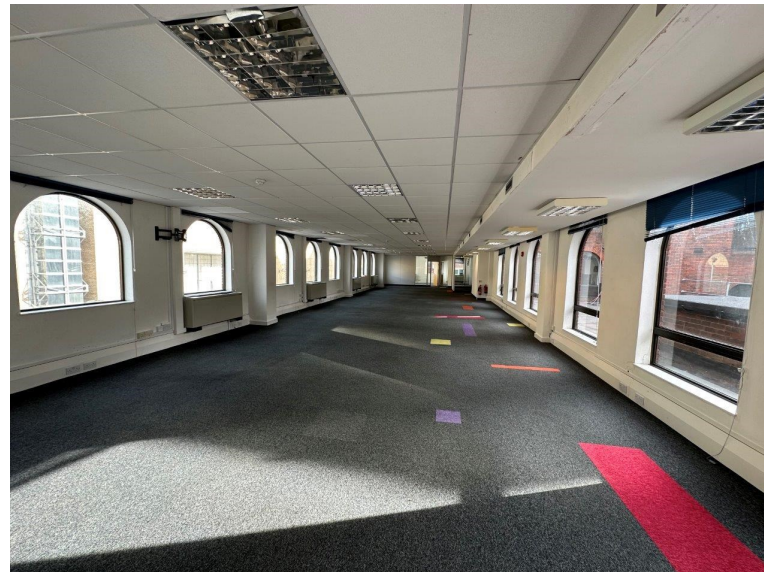
AMENITIES

- ◆ Carpeted
- ◆ New passenger lift
- ◆ Suspended ceilings
- ◆ Fluorescent lighting
- ◆ Perimeter trunking
- ◆ Shared male, female & disabled toilets
- ◆ Kitchen on each floor
- ◆ Server room (2nd floor)

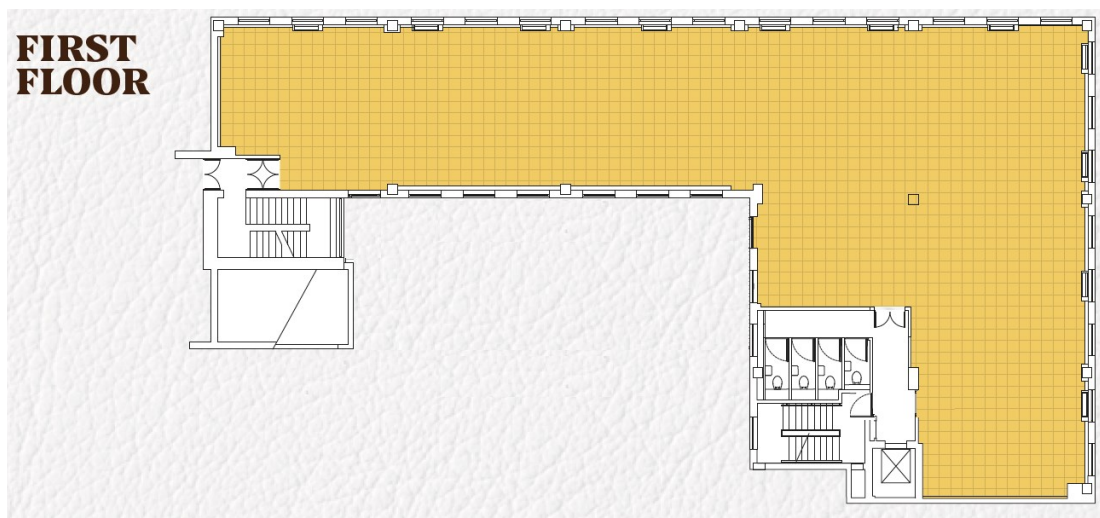
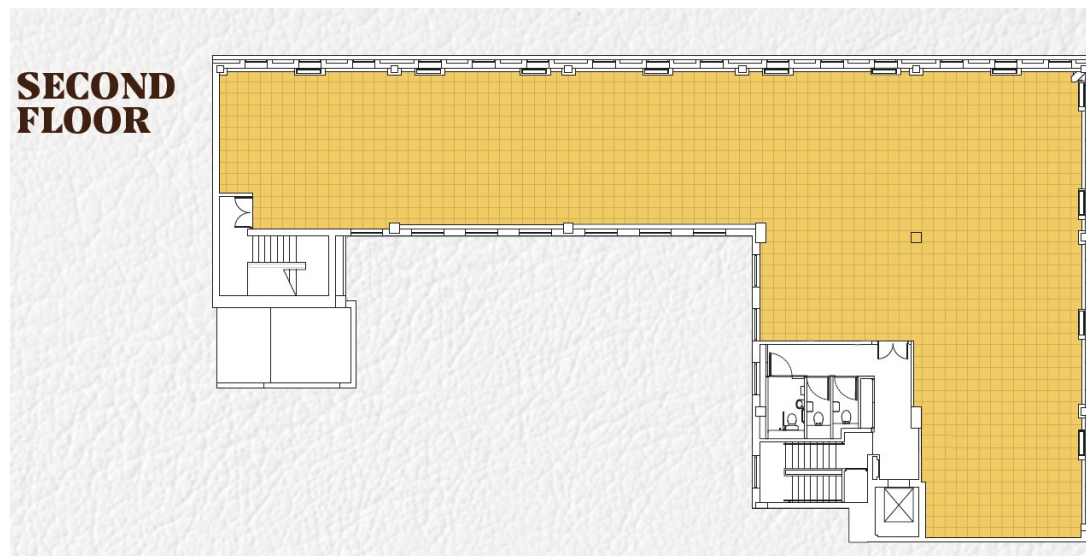
ACCOMMODATION

The available space comprises the following approximate net internal floor areas:

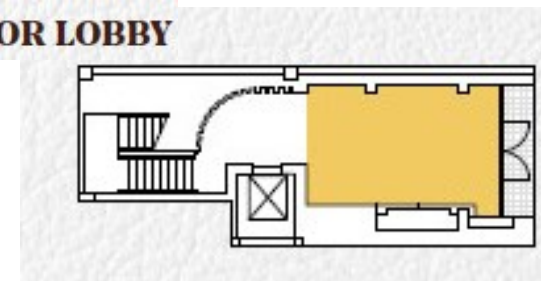
	Area Sq Ft	Area Sq m
Second Floor	3821	355
First Floor	3961	368
Ground Floor (lobby)	425	40
Total	8,207	763



FLOOR PLANS (for indicative purposes only)



GROUND FLOOR LOBBY



TERMS

The offices are available to let either as a whole or as separate floors, on a new full repairing and insuring lease(s), for terms to be agreed.

RENT

£20 per sq ft.

BUSINESS RATES (2023/24)

	Rateable Value	Rates Payable
Second Floor	£71,500	£36,608
First Floor	£74,000	£37,888

VAT

We are advised that the building is elected for VAT.

EPC

Rating D (81)

For further information or to arrange an inspection please contact:

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