



THE HUB @THE SMITH

KINGSTON UPON THAMES KT2 6SR

A rarely available and exciting opportunity to secure a fully fitted single open plan first floor office extending to 8,450 sq ft in the vibrant town of Kingston Upon Thames.



THE BUILDING

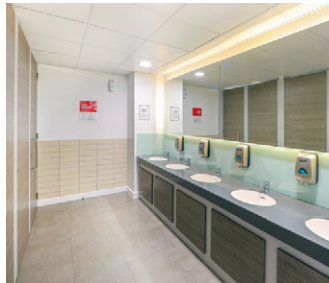
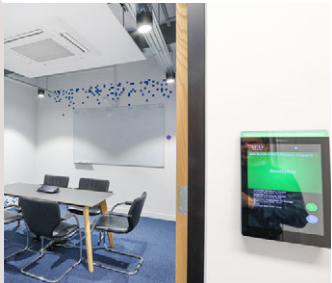
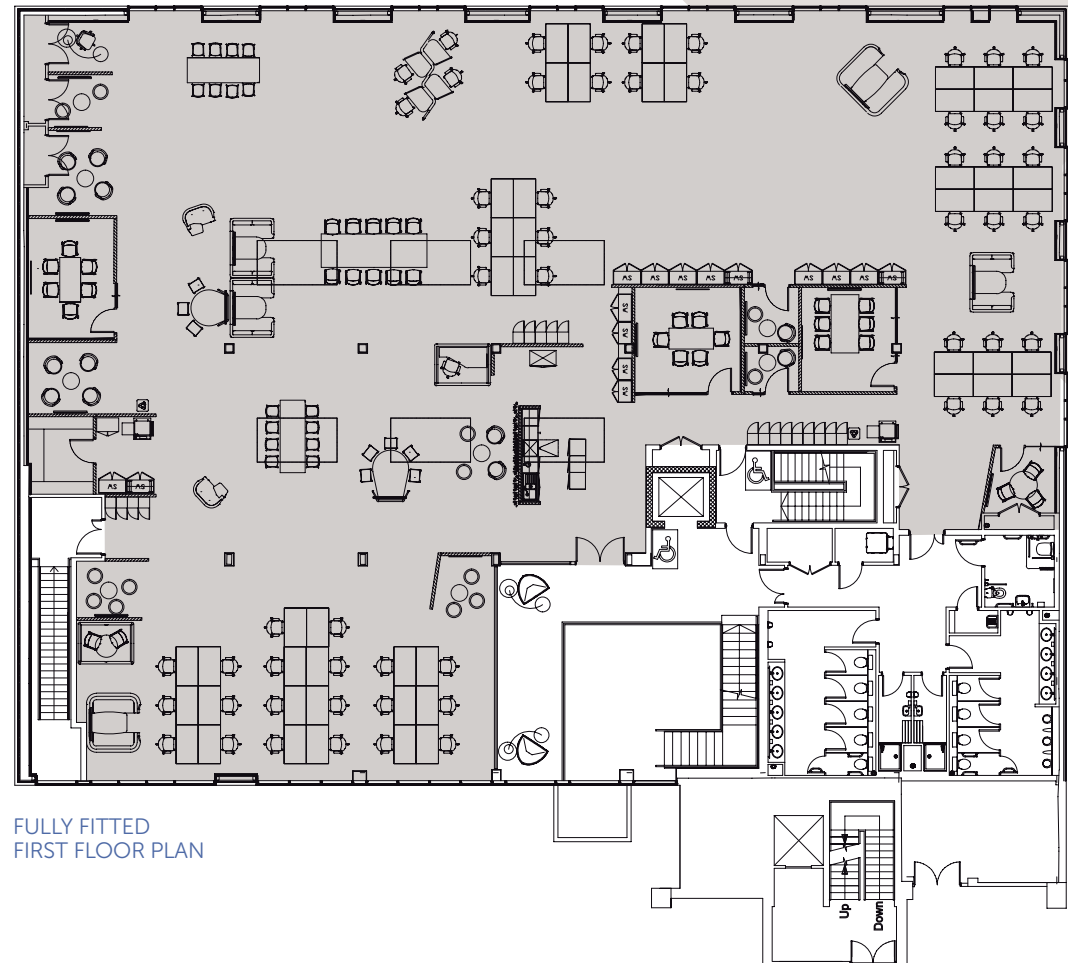
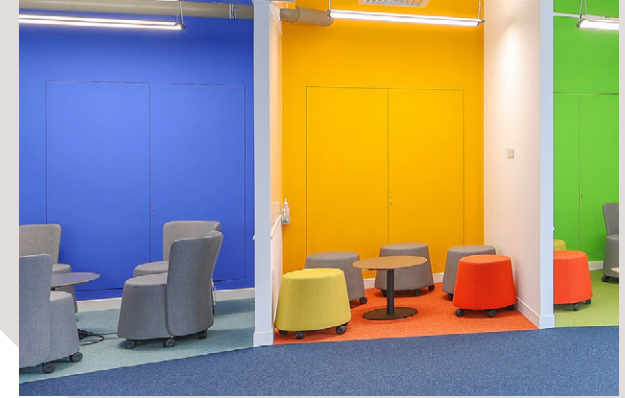
- The office comprises the entire first floor of this modern two storey office pavilion style building and comes with 15 secure basement and ground level car parking spaces.
- The contemporary office design with exposed services and plentiful natural daylighting comes complete with a full fit out ready for an occupier to use the space straight away.
- Whilst retaining the largely open plan layout, the office comes pre-fitted with an array of 4 differing sizes of meeting rooms, 2 acoustically insulated two person work rooms, stand alone meeting pods, a fully fitted tea preparation area including sink, microwave and fridge freezer, extensive workstation desking with ergonomic chairs and pre-fitted double display monitors to each desk, a wide range of break out areas with casual furniture, high and low level collaborative work stations, solo and group work booths, and all ready configured with power and IT connectivity.

- The first floor office is accessed via lift or stairs from a generously proportioned bright and contemporary double height reception space with communal break out and waiting areas.
- The office suite includes its own dedicated WC's and showers with full accessible facilities.
- Available to let on highly competitive terms to include all of the existing high quality fixtures fittings and furnishings.



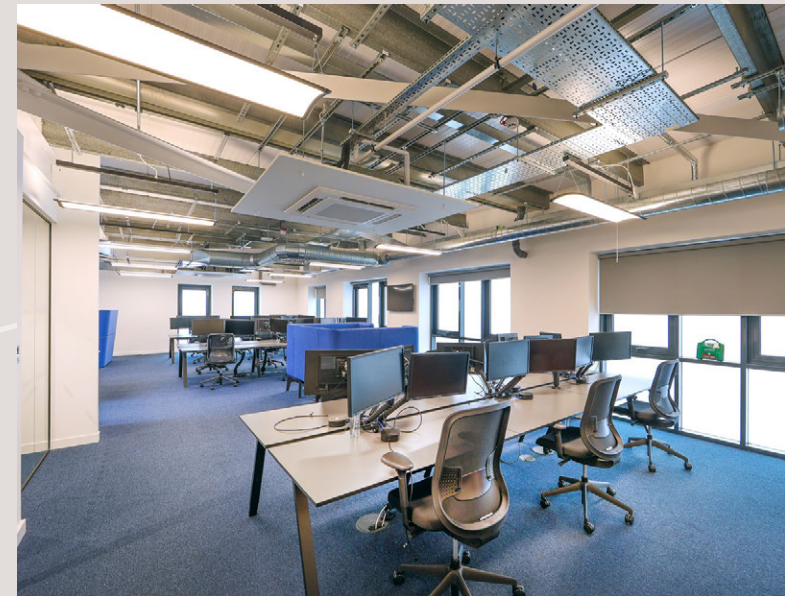
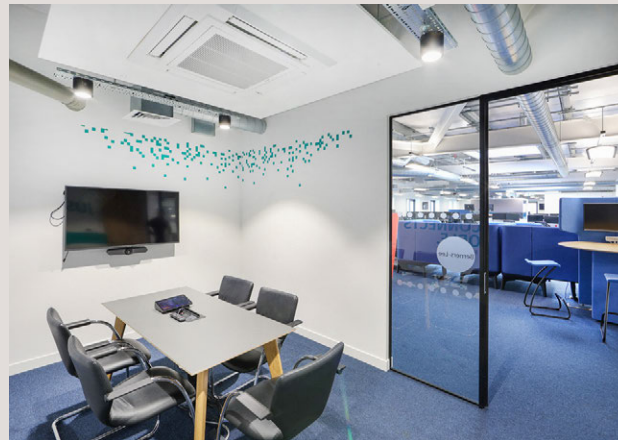
SUMMARY SPECIFICATION

- > VRV fan coil heating/cooling
- > Raised access flooring with sub-floor power distribution and floor boxes
- > Stunning new double height reception with level access and break out space
- > Grade A office space with enhanced energy conservation provisions
- > Extensive existing office fit-out to include meeting room and kitchen provisions, furniture and IT
- > Programmable LED lighting with local presence detection set within contemporary exposed ceiling level
- > High levels of natural daylighting through glazed
- > Stylish self-contained WC facilities
- > Secure building access control systems to office and basement car park facilities
- > External CCTV coverage
- > 13 person lift access from ground to first floor
- > 15 basement or ground level parking spaces
- > Extensive secure covered cycle storage spaces
- > 2 dedicated shower rooms plus disabled wet room shower facility
- > EPC Rating: B(37)





Secure building access control systems to office and basement car park facilities



LOCATION

- The Hub @ The Smith is located at 145 London Road, one of the main thoroughfares in Kingston Upon Thames.
- There are two nearby train stations – Norbiton station six minutes away on foot and Kingston station just eight minutes away – both connecting you to central London.
- There are also plenty of bus routes which service London Road, central Kingston Upon Thames and the surrounding areas.
- Kingston Town Centre with its excellent range of shops, restaurants, gyms and other leisure facilities is within a 9 minute walk, offering great amenities for staff.



Haché – a chic brasserie serving burgers, brunch and drinks



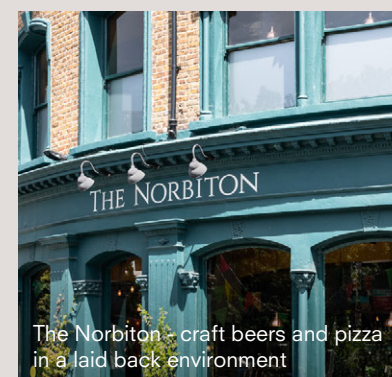
Beanberry - organic artisan coffee and cakes



The Bishop - riverside drinking and dining with a view

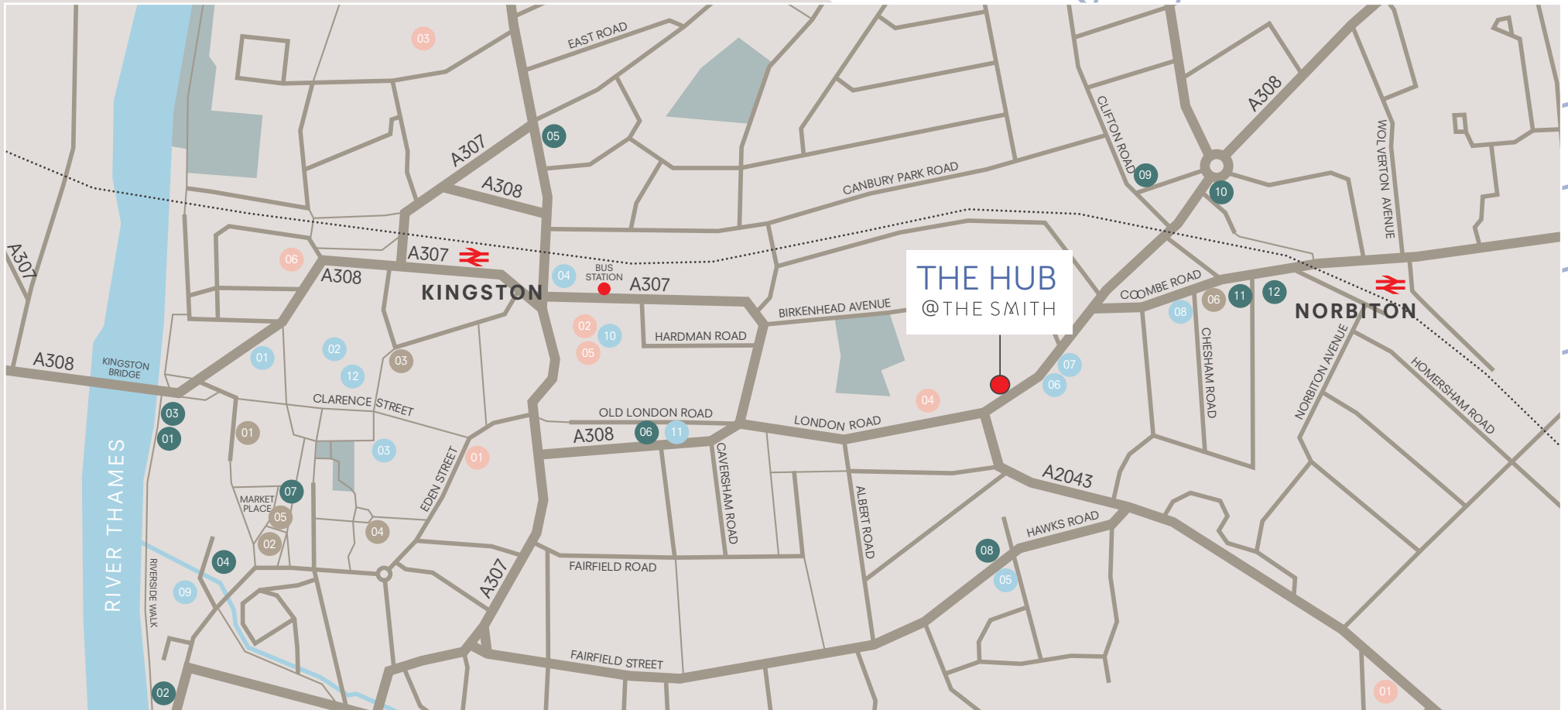


Poor Boys - New Orleans street food and cocktails



The Norbiton - craft beers and pizza in a laid back environment

LOCAL AMENITIES



Retail & Leisure

- | | | |
|------------------|---------------------------|--------------------------------|
| 01 John Lewis | 05 Post Office | 09 Rose Theatre |
| 02 Bental Centre | 06 Asda | 10 Odeon IMAX |
| 03 M&S | 07 Ramo's Turkish Kitchen | 11 Outside the Box Comedy Club |
| 04 Tesco Express | 08 Wined up here | 12 Curzon Cinema |

Eating & Drinking

- | | | |
|-----------------|-------------------------|------------------------|
| 01 The Bishop | 05 Obon | 09 The Norbiton |
| 02 Stein's | 06 Thai on Thames | 10 The Black Horse |
| 03 Haché & Cote | 07 7000 Jars of Beer | 11 Fish! Kitchen |
| 04 Poor Boys | 08 The Bricklayers Arms | 12 Trattoria Calabrese |

Cafés

- | | |
|-----------------------------|---------------------------|
| 01 Local Hero | 04 Caffé Nero |
| 02 Giuliano | 05 Costa Coffee |
| 03 Beanberry Coffee Company | 06 Norbiton Sandwich Shop |

Fitness

- | | |
|--------------------|--------------------|
| 01 The Gym | 04 Strive |
| 02 David Lloyd | 05 GetBodyFit |
| 03 Nuffield Health | 06 Anytime Fitness |

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145 London Road, Kingston upon Thames KT2 6SR

For further information or to arrange a viewing please contact:



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