

**PROMINENT OFFICES WITH GOOD ON SITE PARKING  
AVAILABLE AT AN ECONOMIC RENT**

**2,970 to 15,922 SQ FT (275.9 to 1,479.2 SQ M) APPROX**

**TO LET**  
**RENT ONLY £20 PSF**



**LOCATION**

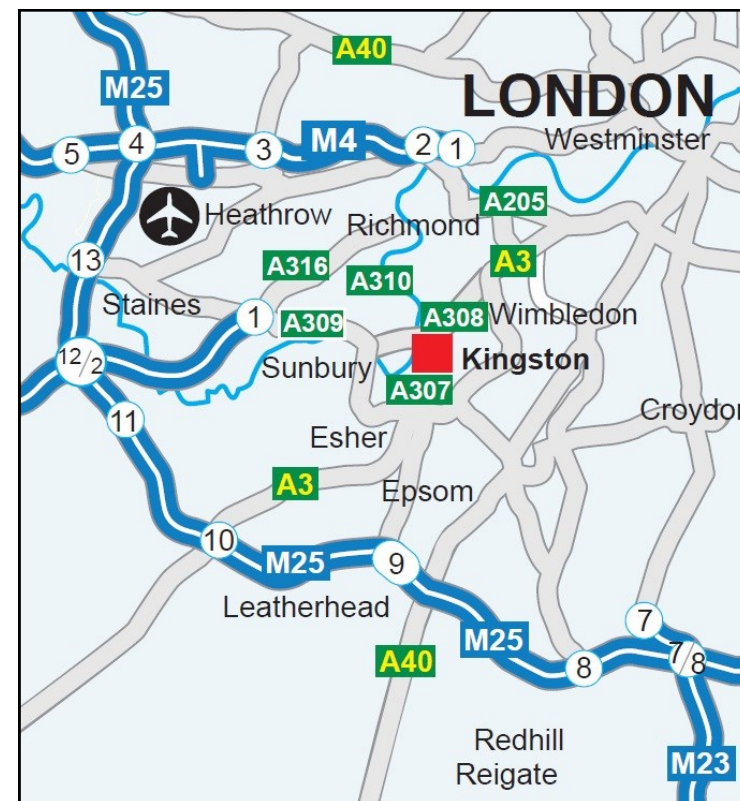
Clarendon House is prominently situated on the north side of London Road (A308) close to its junction with Cambridge Road (A2043) and less than half a mile to Kingston’s town centre. The London Road (A308) runs west through Kingston town centre, over Kingston Bridge and towards Staines, and runs east connecting with the A3 at Robin Hood Way heading into central London.

Both Kingston and Norbiton railway stations are within 0.5 miles and provide frequent services along the London Waterloo to Shepperton line (approx 30 minute journey time).

There are a number of other office buildings located nearby to Clarendon House, some local occupiers include Bausch & Lomb and Wolters Kluwer who have their headquarters on London Road.

As well as the numerous retail and leisure amenities within Kingston town centre there is a large Asda supermarket and a Boots chemist opposite the property.

For a map of this location please visit [www.bing.com/maps](http://www.bing.com/maps) and enter KT2 6TL



**COMMUNICATIONS**

Road	
Central London	12 miles
M25 (Junction 10)	10 miles
M3 (Junction 1)	5 miles
A3 by-pass	3 miles

Air	
Heathrow Airport	14miles
Gatwick Airport	26 miles

Rail	
London Waterloo (fast train)	31 minutes

## DESCRIPTION

Clarendon House is a prominent six storey office building totalling 32,372 sq ft arranged in two wings, the front wing is arranged over ground and five upper floors and the rear wing is arranged over the first to third floors with car parking at ground and basement levels in a secure gated car park. The building also has cycle racks.

Internally the property benefits from suspended ceilings with integrated lighting, comfort cooling (to 1st and 4th floors), solid floors with perimeter trunking, two passenger lifts, male, female and disabled WCs and 2 recently installed showers.

The available accommodation comprises the entire first floor, which is T shaped and mainly open plan with three separate partitioned offices, a server room and kitchen, and the entire 4th & 5th floors which both offer a combination of open plan areas with a number of separate partitioned offices and a kitchen. These two upper floors enjoy good natural light and views over the surrounding area.

The first floor can be split into two wings if required, offering suites from 2,970 sq ft.

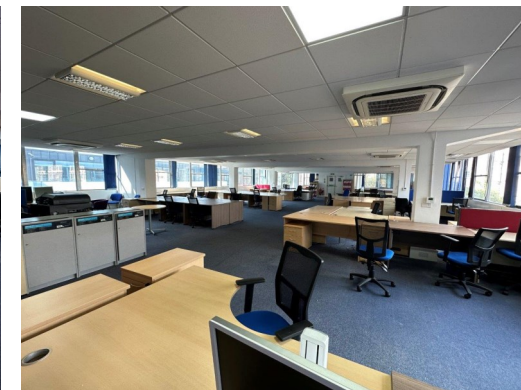
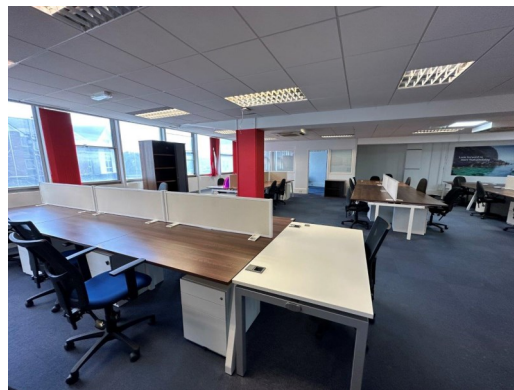
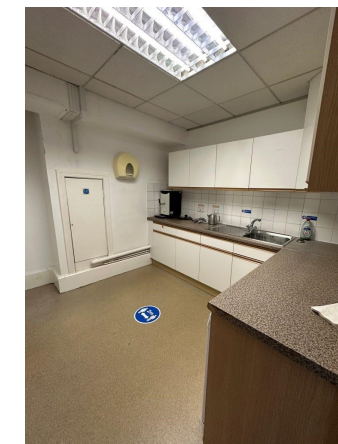
## AMENITIES

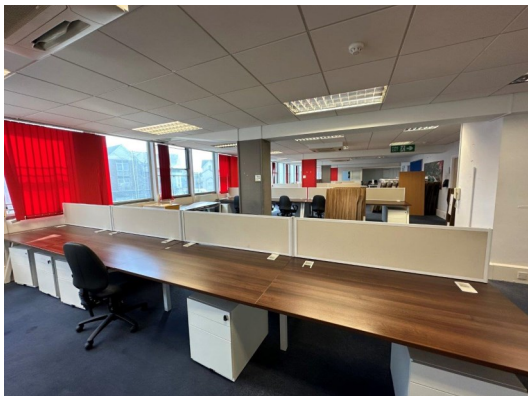
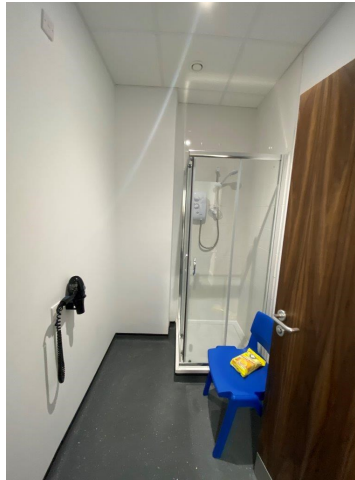
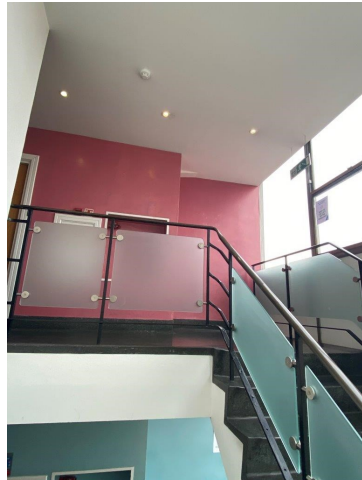
- ◆ Fully carpeted
- ◆ Suspended ceilings
- ◆ Recessed fluorescent lighting
- ◆ Perimeter trunking
- ◆ Kitchens to 4th & 5th floors
- ◆ 2 passenger lifts (note the 5th floor does not have direct lift access)
- ◆ Male, female and disabled WCs
- ◆ 2 showers
- ◆ Good on site parking
- ◆ Cycle racks
- ◆ Entryphone system
- ◆ Comfort cooling cassettes (to 1st & 4th floors)
- ◆ Gas fired central heating

## ACCOMMODATION

The accommodation comprises the following net internal floor areas:

Floor	Sq Ft	Sq M	Parking
5th Floor	4,141	384.7	10
4th Floor	4,141	384.7	10
1st Fl Rear	2,970	275.9	7
1st Fl Front	4,670	433.8	11
<b>1st Floor Total</b>	<b>7,640</b>	<b>710.0</b>	<b>18</b>
<b>Total</b>	<b>15,922</b>	<b>1,479.4</b>	<b>38</b>





**LEASE TERMS**

The floors are available separately or as a whole or in part (1st floor) on new full repairing and insuring sub-leases for terms to be agreed up until June 2027. The sub-leases will be contracted outside the security of tenure provisions of the Landlord & Tenant Act.

**RENT**

Floor	Rent per annum
5th Floor	£82,820
4th Floor	£82,820
1st Floor	£152,800
<b>Total</b>	<b>£318,440</b>

**VAT**

The property is elected for VAT.

**RATES**

The building currently has a single assessment so the floors will need to be separately assessed in due course.

**EPC**

E (106)

Strictly by appointment through Landlord's agents:

**ANDY ARMIGER**

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