

**MODERN AIR CONDITIONED OFFICES
IN THE RIVERSIDE AREA OF KINGSTON TOWN CENTRE
2,060 - 13,900 SQ FT (191.4 - 1,229.4 SQM) APPROX**

TO LET
COMPETITIVE RENT



RIVER REACH, 31-35 HIGH STREET, KINGSTON UPON THAMES, SURREY KT1 1LF



LOCATION

The property is prominently situated on the corner of the High Street (A307) and East Lane within the riverside area of Kingston upon Thames. Rose / Drapers Court car park is within 50 yards of the property, within which contract parking is available by arrangement. The Town Centre is within a 5-minute walk, which has many shops and restaurants and the mainline railway station provides a direct link to London Waterloo (approximate journey time 40 minutes).

DESCRIPTION

River Reach is a modern four storey office building which was constructed in the late 1980's and has been subject to a rolling refurbishment programme. The available premises comprise a self-contained ground floor wing, the entire first floor, self-contained wings on the second floor and a penthouse office suite on the third floor with its own substantial balcony enjoying views over the River Thames towards Hampton Court.

The offices benefit from suspended ceilings with recessed LG7 or LED lighting, ceiling mounted comfort cooling cassettes and 3 compartment under floor trunking. There are male and female toilets located in the central core area on each floor as well as a disabled toilet and shower room just off the main ground floor reception area. In addition there are tea stations located on the first and second floors with most suites also having their own kitchen. Part of the first and second floors also enjoy some river views.

ACCOMMODATION

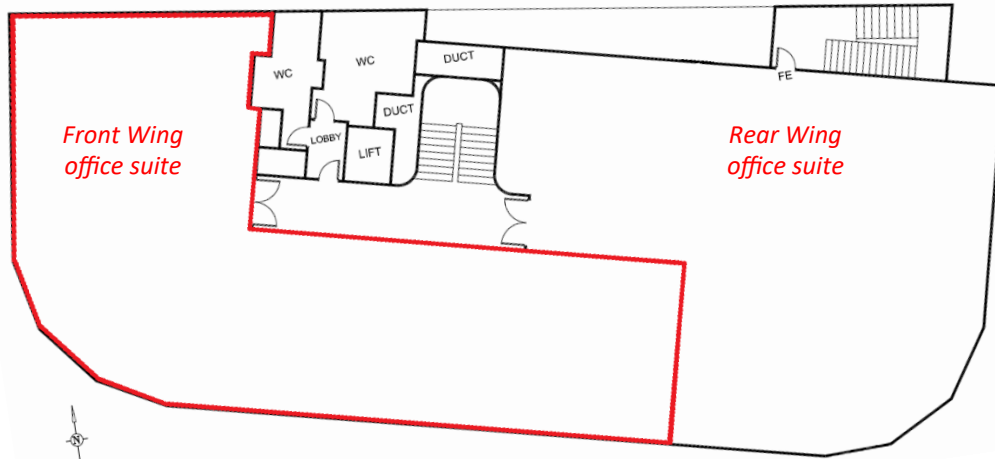
FLOOR	SQ FT	SQ M	Business Rates 25/26
Third Floor	2,140	198.8	RV £42,750 / RP £21,332.25
Second Floor Front Wing	2,510	233.2	RV £51,000 / RP £28,305
Second Floor Rear Wing	2,340	217.4	RV £48,500 / RP £24,201.50
First Floor	4,850	450.6	RV 98,750 / RP £54,806.25
Ground Floor Rear Wing	2,060	191.4	RV £37,000 / RP £18,463
TOTAL APPROX	13,900	1,229.4	

We strongly recommend you verify these figures with Kingston Borough Council.



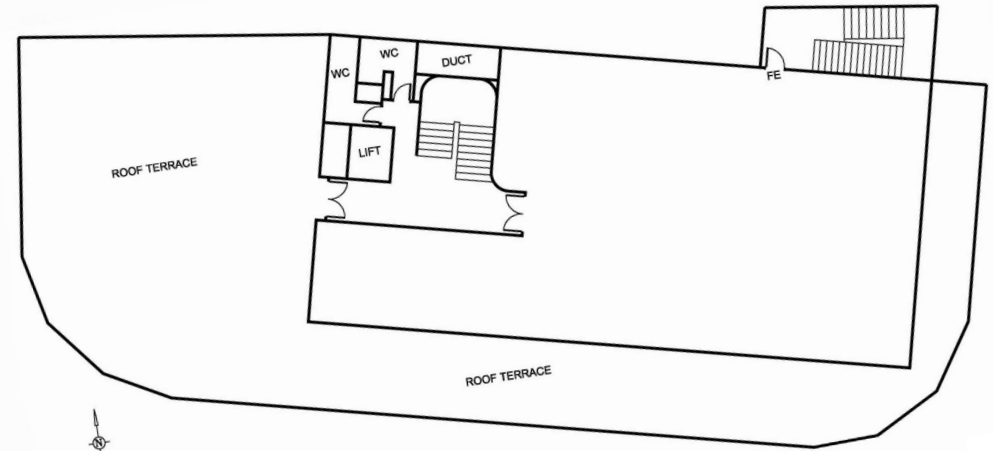
FLOOR PLANS

For indicative purposes only - not to scale



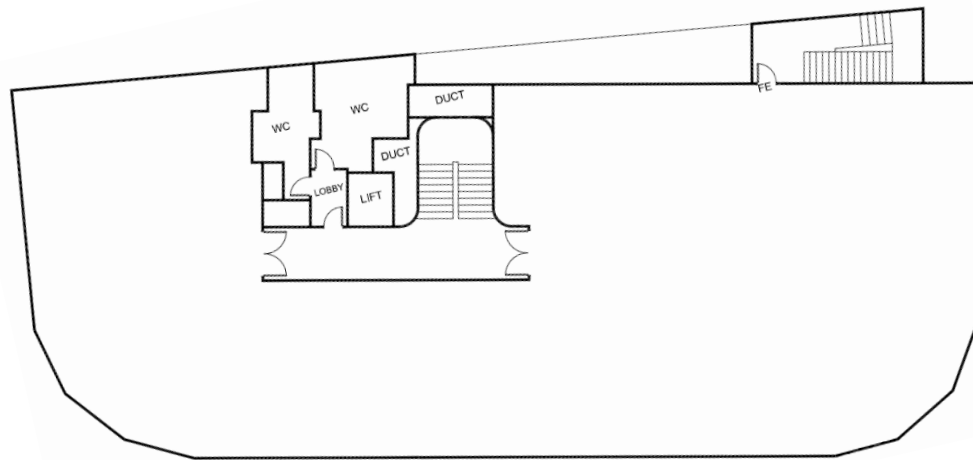
SECOND FLOOR PLAN
SCALE 1/100

Second Floor



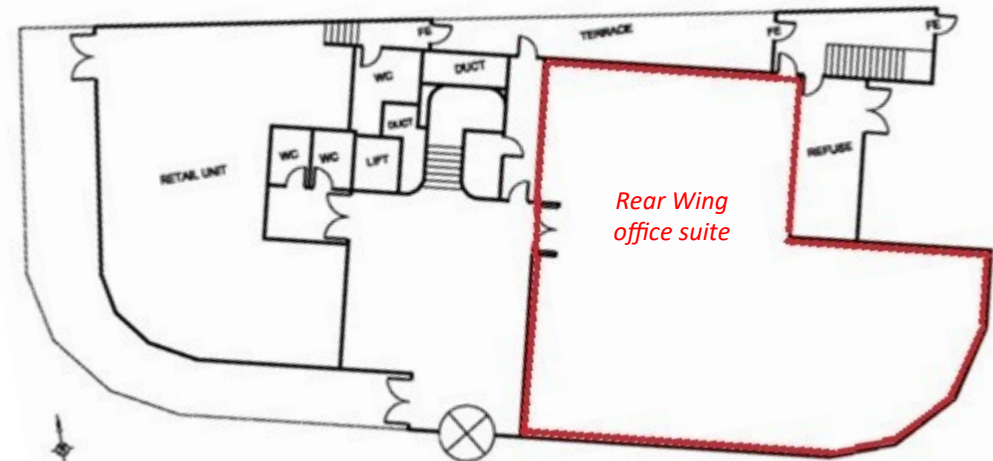
THIRD FLOOR PLAN
SCALE 1/100

Third Floor



FIRST FLOOR PLAN
SCALE 1/100

First Floor



GROUND FLOOR PLAN
SCALE 1/100

Ground Floor

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TO LET



TERMS

The suites/floors are available to let either individually or together on new full repairing and insuring flexible length leases for terms to be agreed.

RENT

£29.50 per sq ft.

AMENITIES

- ◆ Comfort cooling/heating
- ◆ Fitted carpets
- ◆ Suspended ceiling tiles with recessed LG7 lighting
- ◆ Double glazed throughout
- ◆ 10 person passenger lift
- ◆ Spacious ground floor entrance
- ◆ Male, female and disabled WCs
- ◆ 3 compartment under floor trunking
- ◆ Kitchenettes on first floor
- ◆ Shower room

VAT

We have been advised the premises are elected for VAT.

EPC

Rating C (57)



Nearby River Thames



Kingston Market Place

For further information or to arrange an inspection please contact sole agents:

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Particulars updated 18.09.25

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