

# SUPERB A/C OFFICE SUITES

IN ATTRACTIVE RIVERSIDE LOCATION OF KINGSTON UPON THAMES

555 SQ FT / 890 SQ FT / 1,652 SQ FT APPROX

FLEXIBLE LEASE TERMS

# TO LET



**SECOND FLOOR, 19-23 HIGH STREET,  
KINGSTON-UPON-THAMES, SURREY, KT1 1LL**





**LOCATION**

The property is prominently situated on the corner of the High Street (A307) and Kingston Hall Road within 100 metres of the Rose car park, in the Riverside area of Kingston upon Thames. Kingston town centre and mainline rail station are only a short walk away.

**DESCRIPTION**

This attractive office suite occupies part of the second floor of this attractive 4 storey building. The office suites benefits from a good standard of fittings with comfort cooling cassettes and a kitchenette. Access will also be provided to the building's shared shower facilities. The suite could also be divided to provide two separate suites with a shared kitchen.

**AMENITIES**

- ◆ Comfort cooling/heating cassettes
- ◆ Perimeter trunking
- ◆ Carpeting
- ◆ 8 person passenger lift
- ◆ Suspended ceilings
- ◆ Recessed LG7 compliant lighting
- ◆ Double glazed windows
- ◆ Shared male and female WCs
- ◆ Shared shower room
- ◆ Entry phone
- ◆ Kitchenette



**TENURE**

The premises are available to let on new flexible lease(s) short term considered.

**RENT**

Upon application

**VAT**

We are advised that the property is elected for VAT and therefore this will be payable on the rent and service charge.

**BUSINESS RATES**

Rateable Value                      £36,000  
 Rates Payable                        £15,552 per annum for the year **2026/27**  
 We strongly recommend you verify these figures with Kingston Borough Council.

**EPC**

D (97)

**ACCOMMODATION**

We set out below the approximate floor areas:

	<b>SQ FT</b>	<b>SQ M</b>
<b>SUITE A</b>	555	51.55
<b>SUITE B</b>	890	82.68
<b>ENTIRE DEMISE</b>	1,652	153.5

Strictly by appointment through sole agents:

**ANDY ARMIGER**

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Please note that a Director of Cattaneo Commercial has an interest in this property



Particulars updated 06.03.26

**Consumer Protection from Unfair Trading Regulations 2008**

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