

Our ref: AGA/Is/Platinum House

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

PLATINUM HOUSE, ST MARK'S HILL, SURBITON, SURREY KT6 4QD

We have pleasure in attaching herewith the new marketing brochure for the high quality offices currently available in this landmark town centre office building adjacent to Surbiton mainline railway station.

Following the successful letting of the 5th floor, we now have the below suites available:

Floor	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent Per Annum exclusive	Business Rates Payable (2026/27)
Fourth Floor	4,621	429.3	7	£166,356	£63,360
Third Floor	11,300	1,049.8	17	£406,800	£145,200
* Second Floor	11,487	1,067.2	18	£413,523	To be assessed
First Floor	3,612	335.6	5	£130,032	£55,200
Total	31,020	2,881.9	47	-	-

*The Second Floor can be split into Suites of approximately 4,818 and 6,309 sq ft (447.6 & 586 sq m).

The offices are available on new Full Repairing and Insuring lease(s) for terms to be agreed.

EPC rating: Being assessed.

If you require any further information or wish to arrange to inspect the premises, then please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 or at andy@cattaneo-commercial.co.uk.

Yours faithfully,

Cattaneo Commercial

CATTANEO COMMERCIAL

Enc

platinumhouse-surbiton.com



PLATINUM HOUSE

SURBITON, SURREY

HIGH QUALITY PLUG & PLAY OFFICES WITH STUNNING VIEWS AND GOOD PARKING
ADJOINING SURBITON MAINLINE RAILWAY STATION

3,180 to 20,356 SQ FT (295.4 to 1,890.5 SQ M) APPROX TO LET



PLATINUM HOUSE

SURBITON, SURREY

A PRIME BUSINESS
LOCATION ADJACENT TO
SURBITON TRAIN STATION





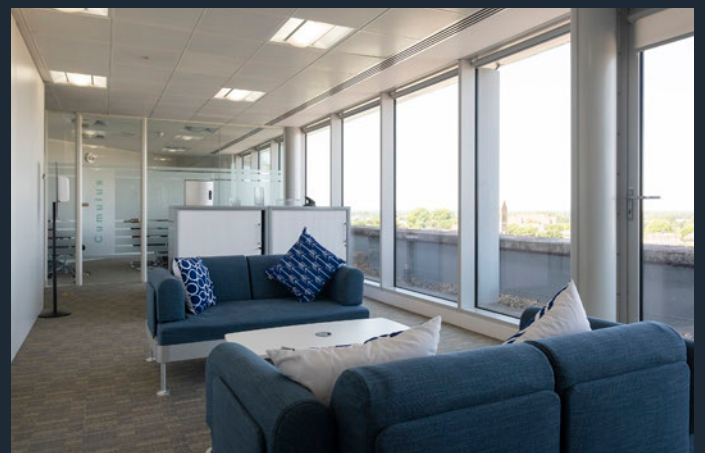
Platinum House comprises a six storey headquarters office building located in the town centre of Surbiton, having been comprehensively refurbished approximately 6 years ago. The available accommodation occupies the entire 3rd and 5th (top) floors which are both approached by an impressive reception area with 3 ten person passenger lifts. Both floors have been fitted out to a very high standard and are currently divided into two wings, the larger of which are mainly open plan. The smaller wings have a number of glazed partitioned meeting rooms.

There are server rooms in either wing and in the centre of each floor plate is an impressive fitted kitchen/ breakout area which enjoy 180 degree panoramic views towards Hampton Court.

Both floors benefit from excellent natural light and impressive views over the roof tops of Surbiton. The floors have extensive data cabling installed throughout, and the third floor is fully furnished with high quality desks, chairs and meeting tables.

There are dedicated male, female and disabled toilets as well as a shower room on each floor.

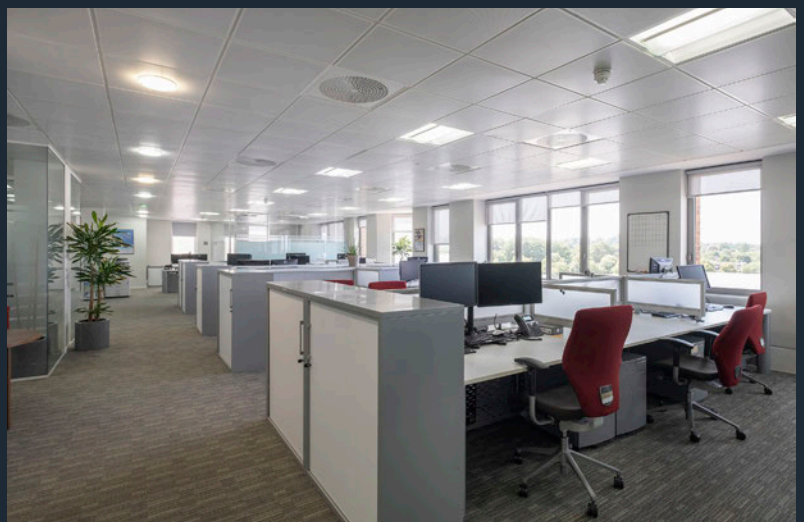
Good secure parking provision and cycle racks are available in the car park beneath the building.

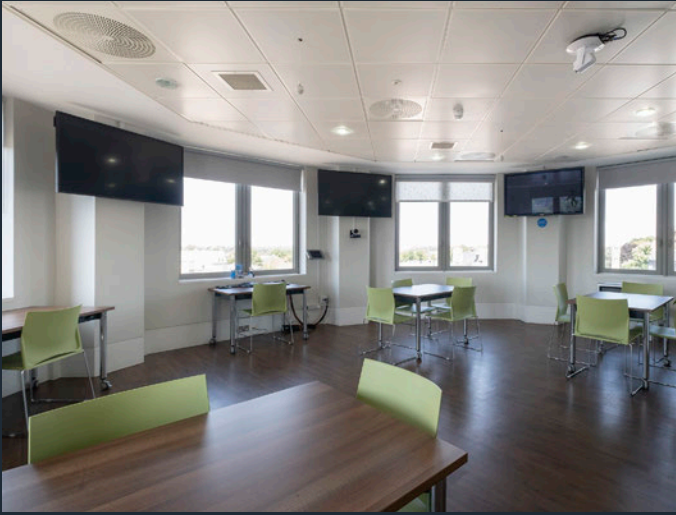
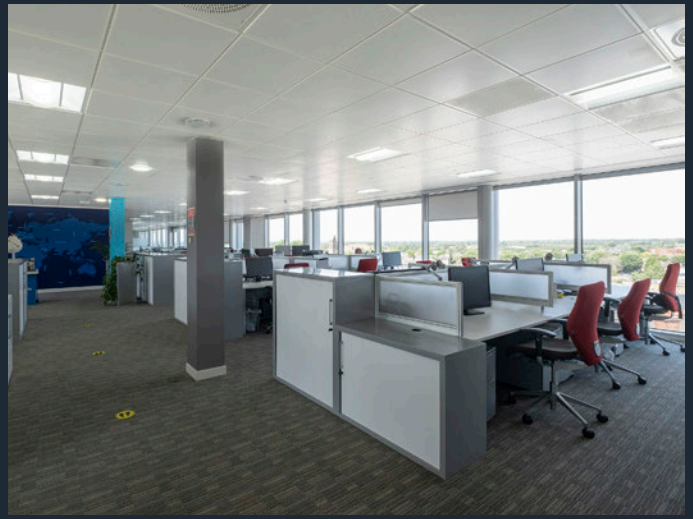




SPECIFICATION

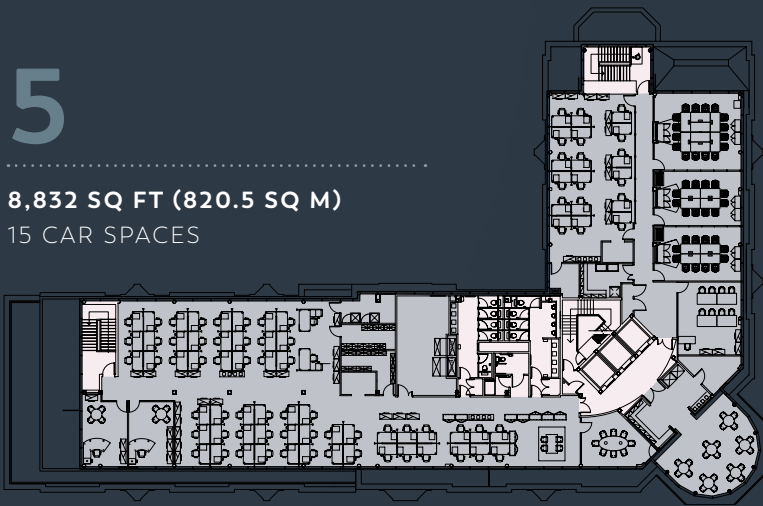
- > Daikin VRV III air conditioning system
- > 150 mm raised access floors
- > Suspended ceiling
- > Recessed LED lighting
- > Cat 6 cabling
- > Fully carpeted
- > Kitchen/break out area
- > Further fully fitted kitchen
- > Male, female & disabled toilets
- > Shower room
- > Double glazed windows
- > Fully glazed meeting rooms
- > 3 x 10 person passenger lifts
- > 38 on-site parking spaces
- > Good cycle racks
- > EPC Rating D(94)





5

8,832 SQ FT (820.5 SQ M)
15 CAR SPACES



TOTAL

20,356 SQ FT (1,890.5 SQ M)
38 CAR SPACES

3

11,542 SQ FT (1,072.2 SQ M)
23 CAR SPACES

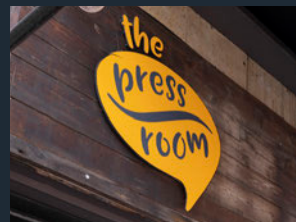


Note: both floors are capable of being split into separate wings ranging in size from 3,180 sq ft.

ONLY 18 MINUTES TO CENTRAL LONDON BY TRAIN, 13 MILES TO HEATHROW AIRPORT WITH EXCELLENT RETAIL AND LEISURE AMENITIES WITHIN A SHORT WALK.

The building is situated in the heart of Surbiton town centre at the junction of Victoria Road, St Mark's Hill and Claremont Road. The building benefits from excellent rail communications, sitting immediately adjacent to Surbiton main line station, which offers one of the best services in the south east with more than four trains an hour into London Waterloo (approximate journey time 18 minutes).

There is an excellent range of shopping and leisure facilities in the town with Waitrose and Sainsbury's both within a three minute walk. The A3 Kingston-by-pass is within two miles of the building, offering a direct route to Central London and Junction 10 of the M25 motorway.



COMMUNICATIONS

By Road	Miles
A3	1.7
M25 (J9)	5.8
M3 (J1)	7
M25 (J10)	10.9
Heathrow ✈️	13
Gatwick ✈️	26.4

By Rail	Mins
Wimbledon 🚆	11
Clapham Junction 🚆	15
London Waterloo 🚆	18
Woking 🚆	18
Vauxhall 🚆	20

Source: National Rail

Source: AA Aautoroute

platinumhouse-surbiton.com

For further information or to arrange a viewing please contact:

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