

FULLY REFURBISHED OFFICES

NEAR THE RIVERSIDE AREA OF KINGSTON UPON THAMES

**FOLLOWING THE LETTING OF THE SECOND FLOOR WE NOW HAVE SUITES
FROM 2,550 to 10,364 SQ FT (237.0 to 962.90 sq m) APPROX**

TO LET
COMPETITIVE RENT



**THE MALT HOUSE, 25-29 HIGH STREET
KINGSTON UPON THAMES, SURREY KT1 1LL**



LOCATION

The premises are prominently situated on the corner of High Street (A307) and Kingston Hall Road in the popular riverside area of Kingston Town Centre. The mainline rail station is within a 12 minute walk of the building, offering 5 trains an hour to London Waterloo (approximate 30 minutes journey time). Kingston town centre offers an excellent range of restaurants and bars in the immediate vicinity, many overlooking the River Thames, not to mention a wide range of shopping and banking facilities.



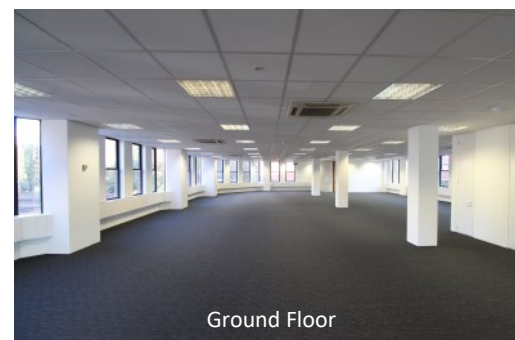
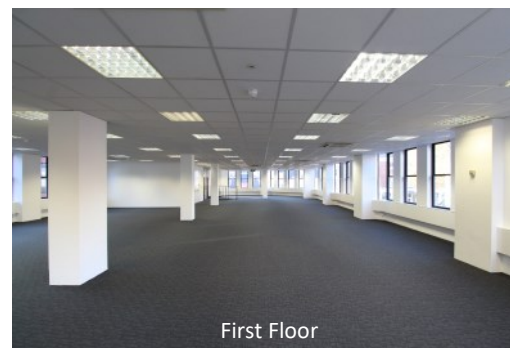
DESCRIPTION

The available accommodation comprises a self-contained ground floor wing and the entire first floor of this modern 4 storey office building. The offices have been comprehensively refurbished to provide open plan space with excellent natural light. The first floor benefits from some river glimpses. The refurbished specification includes the following:

- ◆ New carpet tiles
- ◆ Full access raised floor
- ◆ Suspended ceiling
- ◆ LED lighting diffusers
- ◆ Ceiling mounted VRF comfort cooling/heating cassettes
- ◆ Entry phone system
- ◆ Double glazed sash windows
- ◆ Male, female and disabled WCs
- ◆ Two passenger lifts
- ◆ Shared ground floor reception
- ◆ Disabled access lift from rear car park
- ◆ On site parking

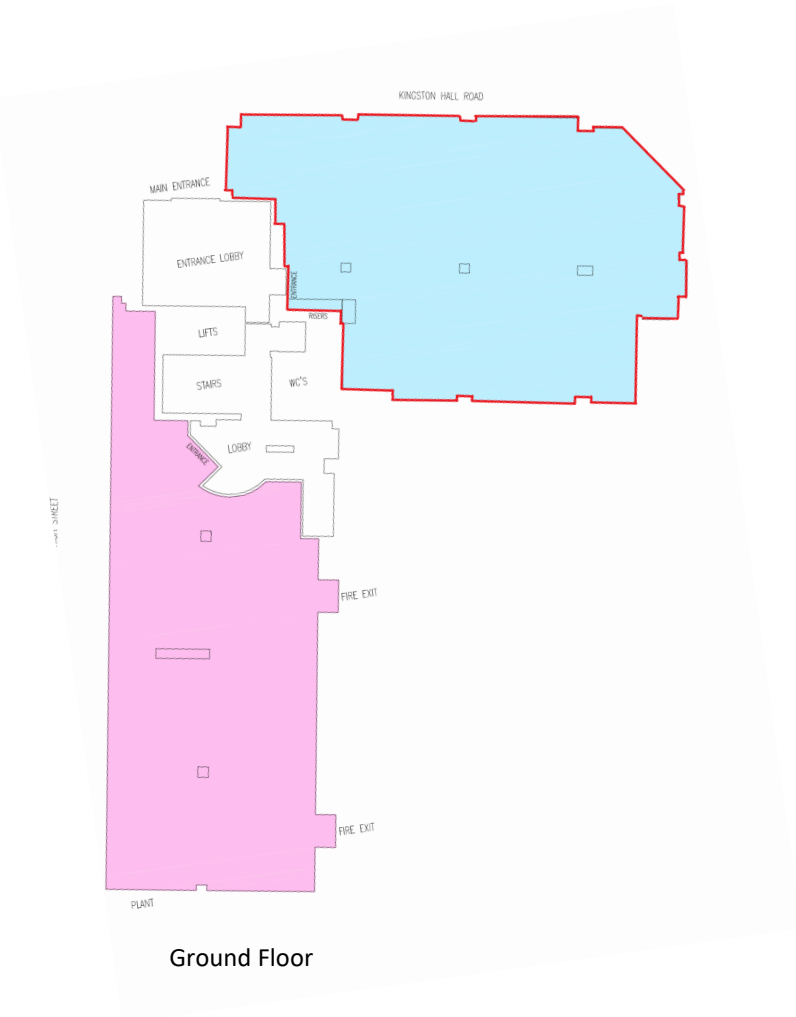
ACCOMMODATION

	Sq Ft	Sq M	Parking Spaces
First Floor	7,814	725.9	4
Ground Floor	2,550	237.0	1
Total	10,364	962.90	5

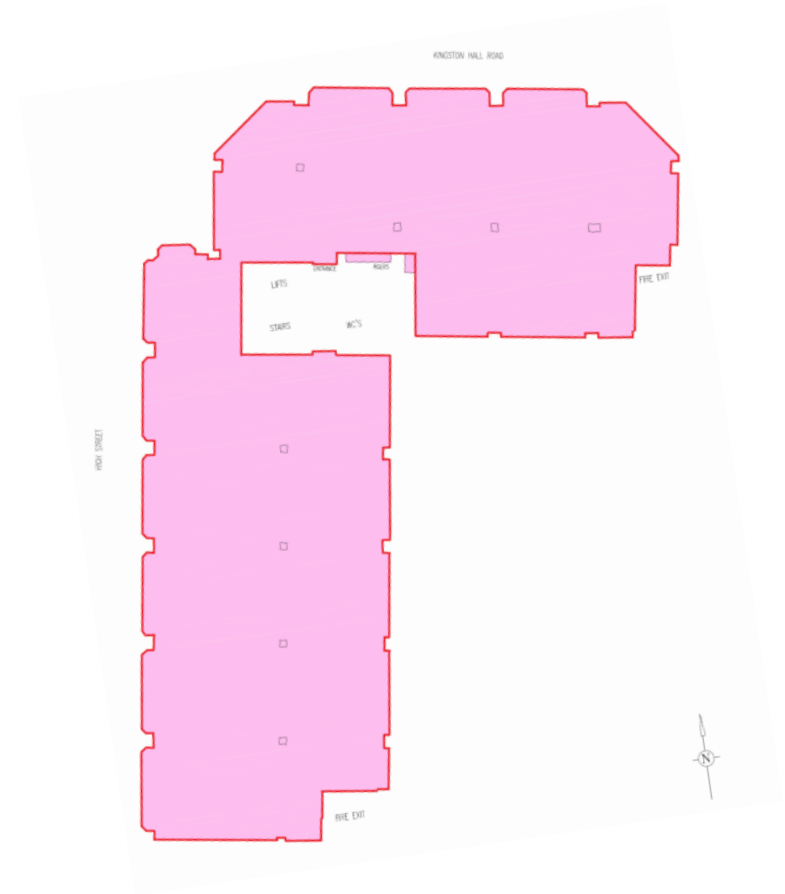


FLOOR PLANS

Not to scale - for indicative purposes only



Ground Floor



First Floor



Ground Floor Reception

TERMS

The suites are available to let separately or together on new full repairing and insuring leases for terms be agreed.

RENT

	Rent pax	Rates Payable (24/25)*
First Floor	£230,513	£81,900
Ground Floor	£75,225	£30,576
Total	£305,738	£112,476

*We strongly recommend these figures are verified with Royal Borough of Kingston upon Thames in due course.



First Floor

EPC

Rating B (48)



For further information including viewing arrangements please contact sole agents:

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