

TOWN CENTRE GRADE A OFFICES AVAILABLE

A variety of suites available from 300 sq ft to 20,683 sq ft approx
CAN BE OFFERED AS FULLY FITTED PLUG & PLAY OPPORTUNITIES

TO LET



CONQUEST HOUSE, WOOD STREET, KINGSTON UPON THAMES KT1 1TG

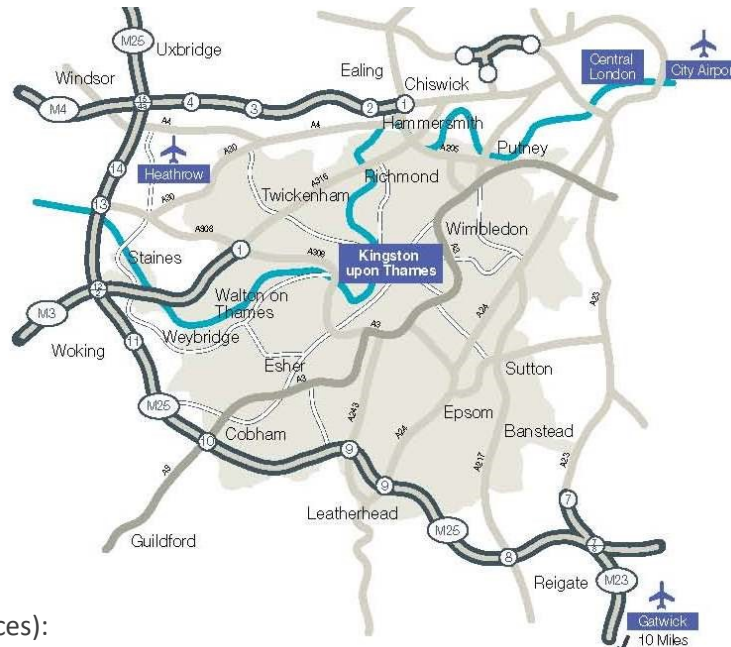


LOCATION


Conquest House is a prominent four storey building in the heart of Kingston upon Thames, located 12 miles from Central London. It boasts excellent communications with good access to the motorway system, M4 is within 6 miles, M3 within 5 miles and the M25, via the A3 10 miles.


The building is located immediately opposite Kingston mainline station, which offers up to four services an hour reflecting a typical journey time to Waterloo of only 30 minutes. This station is also on the proposed route for Crossrail II. Heathrow Airport is some 12 miles away and Gatwick Airport can easily be reached via the M25 and the M23 Motorways.


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.



COMMUNICATIONS (approx. travel times & distances):

	
Central London	9.7 miles
City	13 miles
A3 Kingston by pass	3.4 mile
M4	7 miles
M25 (J9)	7.8 miles

	
London Waterloo	31 minutes
Clapham Junction	21 minutes
Guildford	60 minutes
Wimbledon	13 minutes
Richmond	19 minutes

	
London Heathrow	9 miles
London Gatwick	25 miles

DESCRIPTION

Conquest House offers some of the best quality offices in Kingston upon Thames town centre. The available offices comprise part of the first and second floors of this premier building which was comprehensively refurbished in 2012. The floors have subsequently been fitted out by our clients to an excellent standard and offer a combination of open plan and high quality fully glazed partitioned offices / meeting rooms with full access raised floors and air conditioning. The offices are fully furnished with good quality desks, chairs and storage units. They also benefit from Cat 6 cabling throughout with server rooms on each floor. There is also the opportunity for a tenant to have a presence either in the impressive main ground floor reception or on the landing areas of each floor.

The space can be offered in numerous size configurations from individual 2 person rooms up to an entire floor. Our Client is prepared to partition the floors to provide suites in a variety of sizes to suite incoming sub-tenants' requirements.

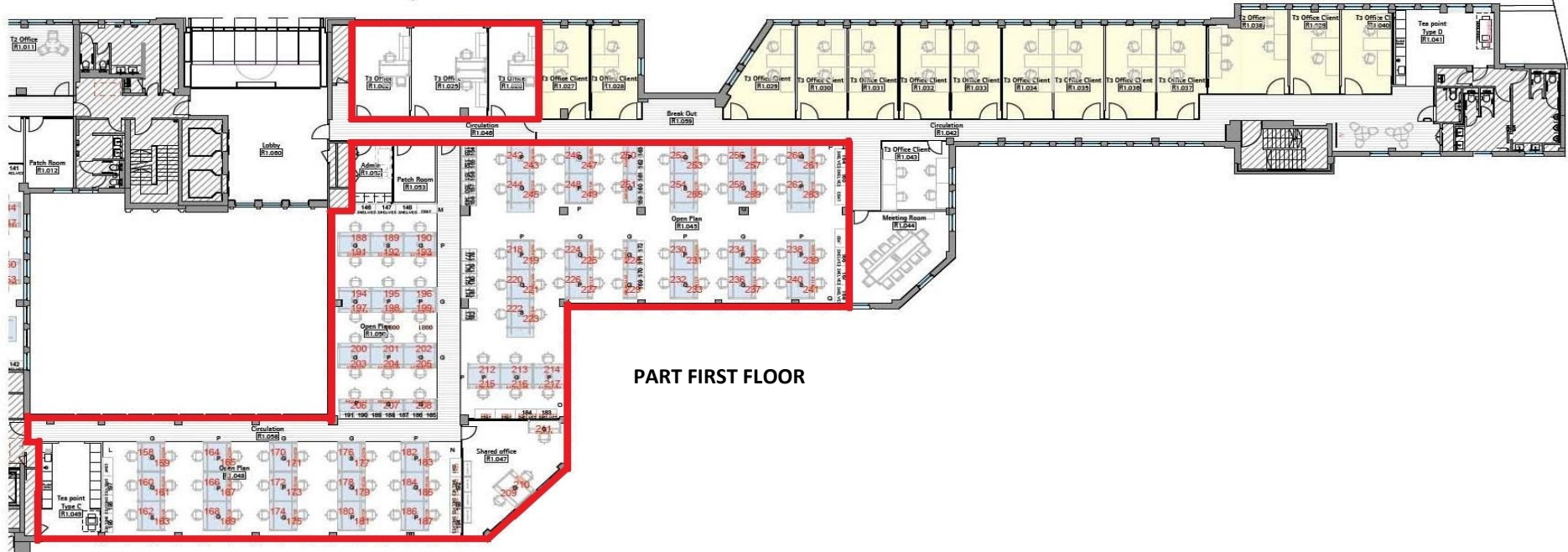
FLOOR AREAS (Net internal areas approx.)

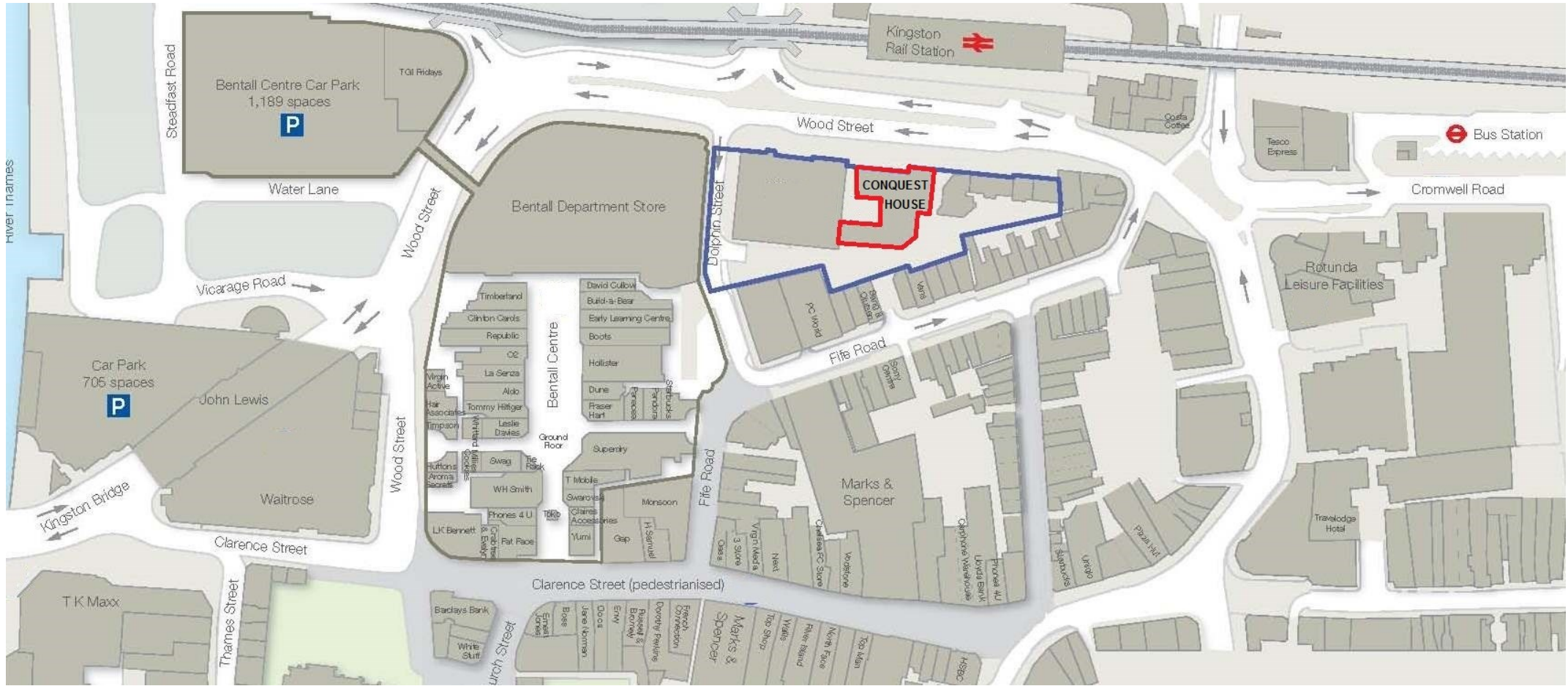
Floor	SQ FT	SQ M
2nd	12,516	1,162.70
1st (Part)	8,167	758.70
TOTAL	20,683	1,921.4

AMENITIES

- ◆ Air conditioning
- ◆ Full access raised floors
- ◆ Metal tiled suspended ceiling
- ◆ LG 7 lighting
- ◆ Male, female and disabled toilets
- ◆ Use of male and female shower facilities
- ◆ 2 x 16 person passenger lifts
- ◆ 1 x 21 person goods lift
- ◆ Full Cat 6 cabling
- ◆ Fully carpeted
- ◆ Floor boxes
- ◆ High quality glazed partitions
- ◆ Tea stations and break out areas on each floor
- ◆ Cycle racks
- ◆ Secure impressive main reception







TERMS

The offices are available to let on flexible term sub-leases up until 25th June 2027. The sub-leases will be contracted outside the security of tenure provisions (sections 24-28) of the Landlord & Tenant Act.

BUSINESS RATES

Tenants will be directly responsible for business rates which will need to be separately assessed.

RENT

On application.

Rent for smaller suites/part floors will include service charge and utility costs and will be index linked so will increase annually by RPI.

VAT

The building is elected for VAT.

EPC

Rating: D (86)



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

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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