

Our ref: AGA/Is/Mitre House

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

MITRE HOUSE, 1 CANBURY PARK ROAD, KINGSTON UPON THAMES, KT2 6LZ

We have pleasure in enclosing herewith the new marketing brochure for the modern airconditioned offices currently available in this prominent self-contained town centre office building within only 20 meters of Kingston Upon Thames mainline rail station and a 5 minute walk of the Bentalls Centre and John Lewis.

We are able to offer the following wings and floors:

Floor	Sq Ft	Sq M
2 nd floor (East wing)	5,930	551
2 nd floor (West wing)	5,560	517
1 st floor (West wing)	5,381	500
Ground floor (East wing)	6,484	602
Total	23,355	2,170

The floors provide open plan office space with suspended ceiling, recessed LED lighting, ceiling mounted air conditioning and full carpeting. The wings all have a number of partitioned meeting rooms and some have kitchens. The building benefits from generous on site car parking.

The offices are available to let on new full repairing and insuring lease(s) for terms to be agreed. Rent £29.50 per sq ft per annum exclusive plus VAT.

Service Charge/Estate Charge approx £6.76 per sq ft per annum exclusive plus VAT (this excludes electricity consumed in the wings).

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 or Tim Wilkinson on 020 8481 4745 or at tim@cattaneo-commercial.co.uk. or our joint agents Sneller Commercial.

Yours faithfully,

Cattaneo Commercial

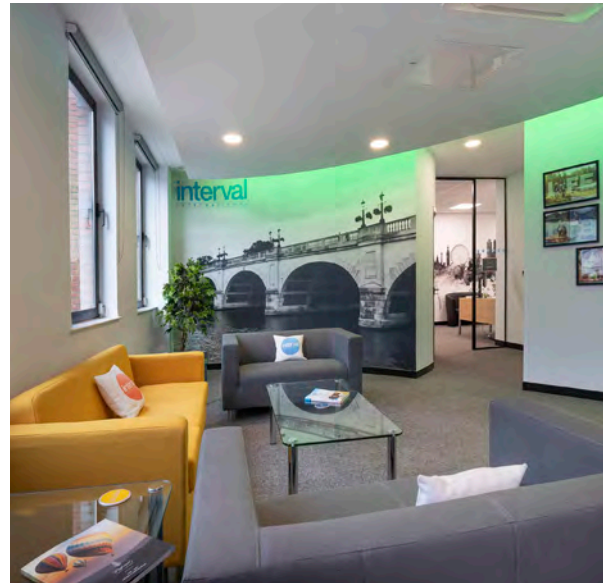
CATTANEO COMMERCIAL

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HIGH QUALITY MODERN
OFFICE ACCOMMODATION WITH
GOOD CAR PARKING
5,381 TO 23,355 SQ FT TO LET
SITUATED AT THE HEART OF
KINGSTON TOWN CENTRE

MITRE HOUSE

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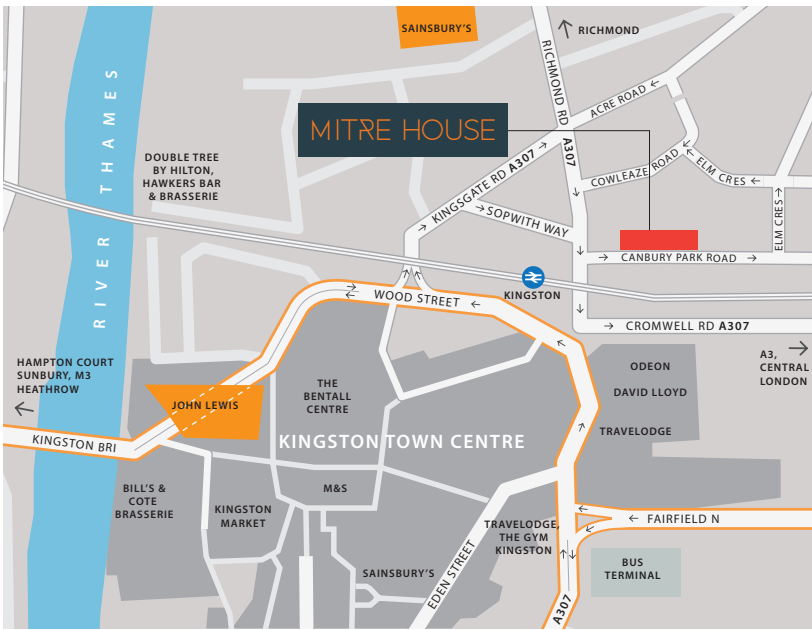
MITRE HOUSE

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DESCRIPTION

Mitre House comprises a striking modern 3 storey office building with an impressive double-height reception area which is served by a main stairwell and two passenger lifts.

The available accommodation comprises part ground and first floor wings and the entire second floor. The space is fitted out to a good standard with some data cabling in place, so could offer plug & play opportunities. Car parking is available beneath the building together with a large number of spaces available nearby on a separate licence.



AVAILABILITY

Floor	sq ft	sq m
Second (East wing)	5,930	551
Second (West wing)	5,560	517
First (West wing)	5,381	500
Ground (East wing)	6,484	602
Total	23,355	2,170

SPECIFICATION

- 2 x 10 person passenger lifts
- Comfort cooling & mechanical ventilation system
- Double glazed windows
- Kitchen breakout area in each wing
- Male, female & disabled toilets in each wing
- Recessed LED lighting
- Suspended ceilings
- Video entry system
- On-site car parking
- EPC Rating - C 59

VIEWING

Strictly by appointment through the joint letting agents.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2023. Updated August 2024.



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