

# SUPERB A/C OFFICE IN ATTRACTIVE RIVERSIDE LOCATION OF KINGSTON UPON THAMES 392 SQ FT APPROX

# TO LET

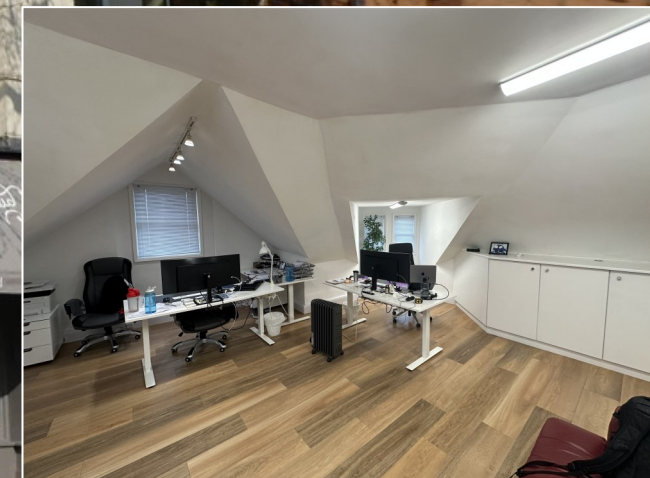


PRESTIGE A/C OFFICES  
**TO LET**  
**CATTANEO**  
COMMERCIAL  
020 8546 2166  
www.cattaneo-commercial.co.uk

P All car parks  
Richmond A307  
Kingston Bridge  
(A308)  
Kingston  
University

KINGSTON HALL  
ROAD

Gigging Squid



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

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**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 third floor of this 4 storey building. The office suite benefits from a good standard of fittings with comfort cooling with a shared kitchen and breakout area. Access is also available to the building's shared shower facilities. The suite is arranged with 4 desks which could be included.

**AMENITIES**

- ◆ Comfort cooling/heating
- ◆ Wood laminate floor
- ◆ 8 person passenger lift
- ◆ Feature pitch ceiling
- ◆ LED lighting
- ◆ Double glazed windows
- ◆ Shared male and female WCs
- ◆ Shared shower room
- ◆ Entry phone
- ◆ Kitchen & shared breakout area

**TENURE**

The premises are available to let on new flexible lease on terms to be agreed.

**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                    £9,900  
Rates Payable                    £4,276.80 per annum for the year 2026/27

*Small business relief may be available which could reduce rates payable to zero.*

We strongly recommend you verify these figures with Kingston Borough Council.

**EPC**

D (97)



**SHARED BREAKOUT**



**SHARED KITCHEN**

Strictly by appointment through sole agents:

**ANDY ARMIGER**

andy@cattaneo-commercial.co.uk  
020 8481 4741

**TIM WILKINSON**

tim@cattaneo-commercial.co.uk  
020 8481 4745

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**

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.