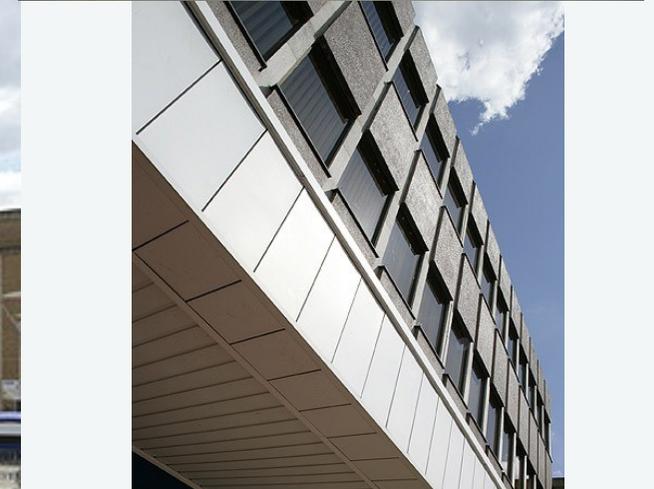


SURREY HOUSE

EDEN STREET KINGSTON UPON THAMES KT1 1ER



MODERN TOWN CENTRE OFFICES

8,000—16,524 SQ FT APPROX

AVAILABLE **TO LET ON A FLEXIBLE LEASE TERM**

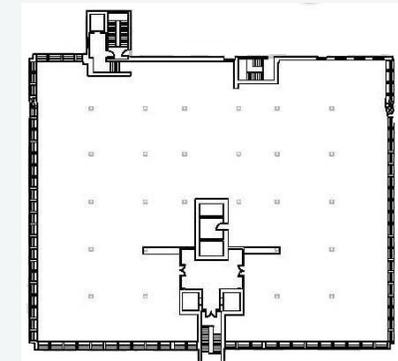
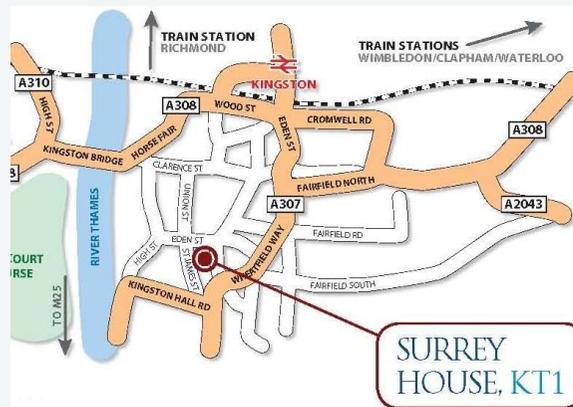
SURREY HOUSE KT1 1ER

LOCATION

Kingston upon Thames is a major commercial centre, located approximately 12 miles to the south west of central London. As well as being an important regional shopping centre, it has a wide variety of restaurants, pubs and leisure facilities and a large university and college, making casual/part time labour easily obtainable for call centre operations and alike.

Eden Street is located in the town centre, adjoining the main pedestrianized shopping area and is home to many of the retail banks and the post office. Surrey House is situated close to the intersection with St James' Road, where there is access to the adjacent multi-storey car park within which contract parking is available.

Kingston railway station is within a short walk, where regular trains go to London Waterloo and Richmond and many of the bus routes stop nearby. Kingston has excellent road links, with the A3, M25 (J8) and M3 (J1) within easy reach.



DESCRIPTION

The premises comprise the entire third floor of this landmark building and offers a substantial floor plate with a dedicated reception area. The floor is available as a whole or can be split into two separate wings.

AMENITIES

- Large open floor
- Suspended ceiling with Cat II lighting
- Full access raised floors
- 2 passenger lifts
- Goods lift
- Male and female WCs
- Disabled WC
- Car parking by a separate licence arrangement

LEASE

The floor is available on a new sort term FR&I lease for a term by arrangement.

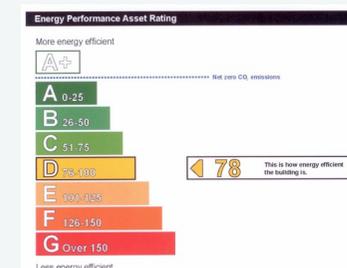
RENT

£14.00 per sq ft subject to contract

RATES

Rateable value	£225,000
Rates Payable 16/17	£111,825

EPC



For further information or to arrange an inspection please contact:

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CATTANEO COMMERCIAL

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Surrey KT1 1LL



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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