

**PRELIMINARY PARTICULARS—COMING SOON**

**A FULLY REFURBISHED OFFICE SUITE  
NEAR THE RIVERSIDE AREA OF KINGSTON UPON THAMES**



**4,605 SQ FT APPROX ALL ON ONE FLOOR  
(A FURTHER 2,550 SQ FT AVAILABLE IF REQUIRED ON THE GROUND FLOOR)**

**2ND FLOOR, THE MALT HOUSE, 25-29 HIGH STREET  
KINGSTON UPON THAMES, SURREY KT1 1LL**



View of nearby river and Kingston Bridge (not from building)

**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 suite occupies the majority of the second floor of this modern 4 storey office building and has been comprehensively refurbished to provide a completely open plan floor with natural light. The refurbishment includes:

- ◆ New carpet tiles
- ◆ Full access raised floor
- ◆ New suspended ceiling
- ◆ New LG7 compliant lighting diffusers
- ◆ New ceiling mounted comfort cooling/ heating cassettes
- ◆ Entry phone system

Other amenities in the building include:

- ◆ Double glazed sash windows
- ◆ Male, female and disabled WCs
- ◆ Two passenger lifts
- ◆ Shared ground floor reception (also to be refurbished)
- ◆ Disabled access lift from rear car park
- ◆ Two on site car spaces.

**TERMS**

The suite is to be offered on a new full repairing and insuring lease for a term to be agreed.

**RENT**

Upon application.

**EPC**

Rating: D (97)

**RATES**

To be assessed.

**For further information including viewing arrangements please contact sole agents:**

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