



SHW

**MAKING
PROPERTY
WORK
SHW.CO.UK**

TO LET

**OFFICE – 1,673 SQ FT (155.42 SQ M)
2 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7NH**

DESCRIPTION

The property comprises an attractive former bank building offering stylish and modern office space across ground and basement floor levels. What was once the basement vault has now been converted into additional office and storage space. The site has been refurbished to a high-quality specification, providing a well lit premises likely suitable for office or medical use.

LOCATION

The premises occupies a highly prominent corner position at the foot of Kingston Hill forming a key gateway location linking Coombe, Wimbledon and Kingston town centre, with immediate access to the A3. The property is situated slightly outside the town centre allowing for off street parking. Kingston Hospital is a short 0.2 mile walk up Kingston Hill with Kingston town centre and its public transport links approximately 0.6 miles in the opposite direction.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,174	109.06
Basement	499	46.36
TOTAL	1,673	155.42

AMENITIES / OPPORTUNITY

- Off street parking
- High spec fit out
- Corner location
- 2 WCs and a shower
- Basement vault conversion

RENT

£48,000 PAX

RATES

The current Rateable Value of the property is £24,250.

VAT

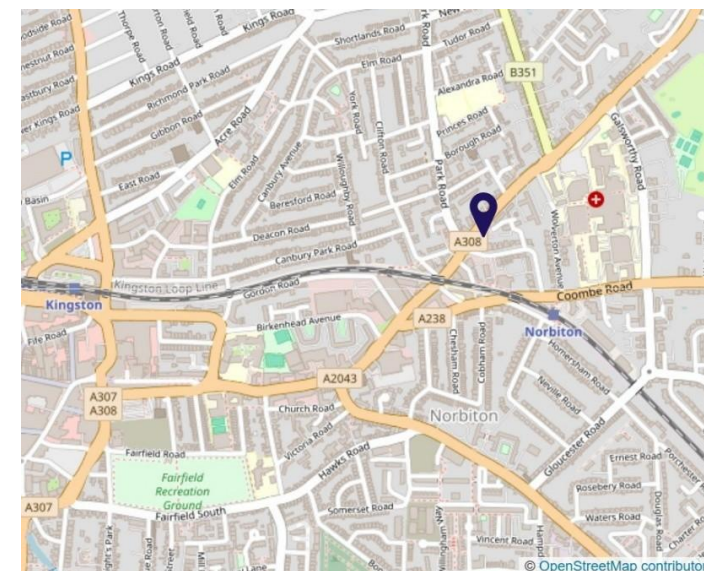
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C-71.



VIEWINGS –

Tom Batey
Richard Pyne

t: 020 8247 9509
t: 01273 876 213

e: tbatey@shw.co.uk
e: rpyne@shw.co.uk



**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS –

Tom Batey

t: 020 8247 9509

e: tbatey@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



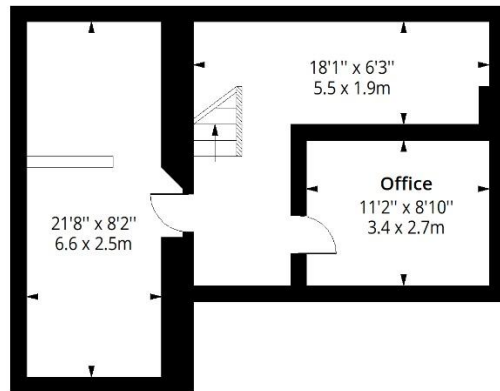
SHW Property



SHW Property

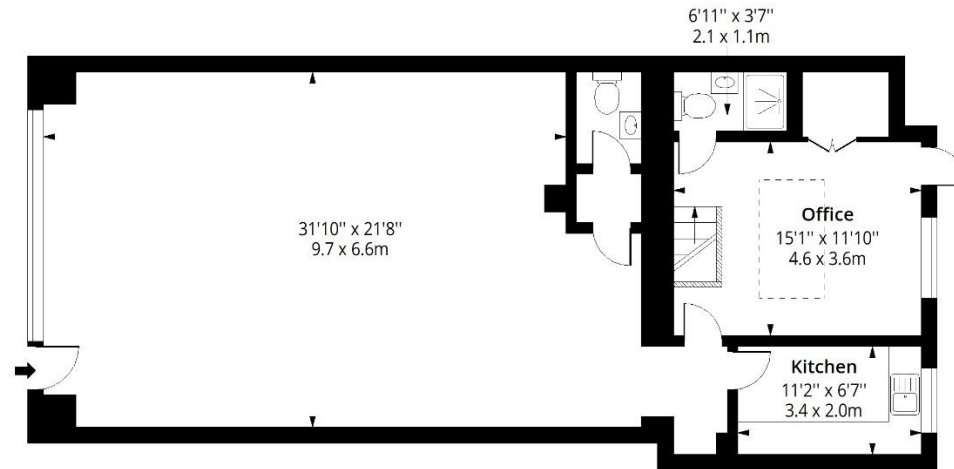
Kingston Hill KT2

Approx. Gross Internal Area 1673 Sq Ft - 155.42 Sq M



Lower Ground Floor

Floor Area 499 Sq Ft - 46.36 Sq M



Ground Floor

Floor Area 1174 Sq Ft - 109.06 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 30/5/2026

VIEWINGS –

Tom Batey

t: 020 8247 9509

e: tbatey@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



SHW Property



SHW Property