

Our ref: AA/The Smith

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

THE SMITH, 145 LONDON ROAD, KINGSTON UPON THAMES, SURREY KT2 6SR

We have pleasure in enclosing herewith our marketing brochure for the high quality air-conditioned office suites we have available in The Smith which is conveniently located within walking distance of both Norbiton and Kingston mainline railway stations. Following another successful letting of 2,499 sq ft on the third floor, we now have only the following suites available from 824 sq ft upwards. We are also able to offer flexible office space and fitted solutions to cater for requirements from 2 person offices upwards. Further details available upon request.

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rent Per Calendar Month	Availability
2nd Floor	4,028	374.21	4	£13,259 pcm	Available Now
1st Floor – Offices					
*Office 1.1	1,027	95	1	£3,600 pcm	Available Now
*Office 1.2	824	77	1	£3,000 pcm	Available Now
**Office 1.3	1,064	99	1	£3,800 pcm	Available Now
**Office 1.4	1,164	108	1	£4,150 pcm	Available Now
Total	8,107	753.21	8		

* Offices 1.1 to 1.4 benefit from a shared kitchen/break out area and can be let as a larger single suite of 5,222 sq ft if required. In addition furniture can be provided in these Suites by separate negotiation.

** Alternatively, Suites 1.3 & 1.4 can be combined to provide a Suite of 2,228 sq ft (207 sq m).

The office suites are being offered on new FR&I leases for terms by arrangement.

EPC rating: B (31)

If you require any further information, please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 / 07973 207424, email: andy@cattaneo-commercial.co.uk or our joint agents Hanover Green.

Yours faithfully,

Cattaneo Commercial

CATTANEO COMMERCIAL

Encl.



THE SMITH

KINGSTON UPON THAMES

THE SMITH

The Building



The Area



Connections



Accommodation



Contact



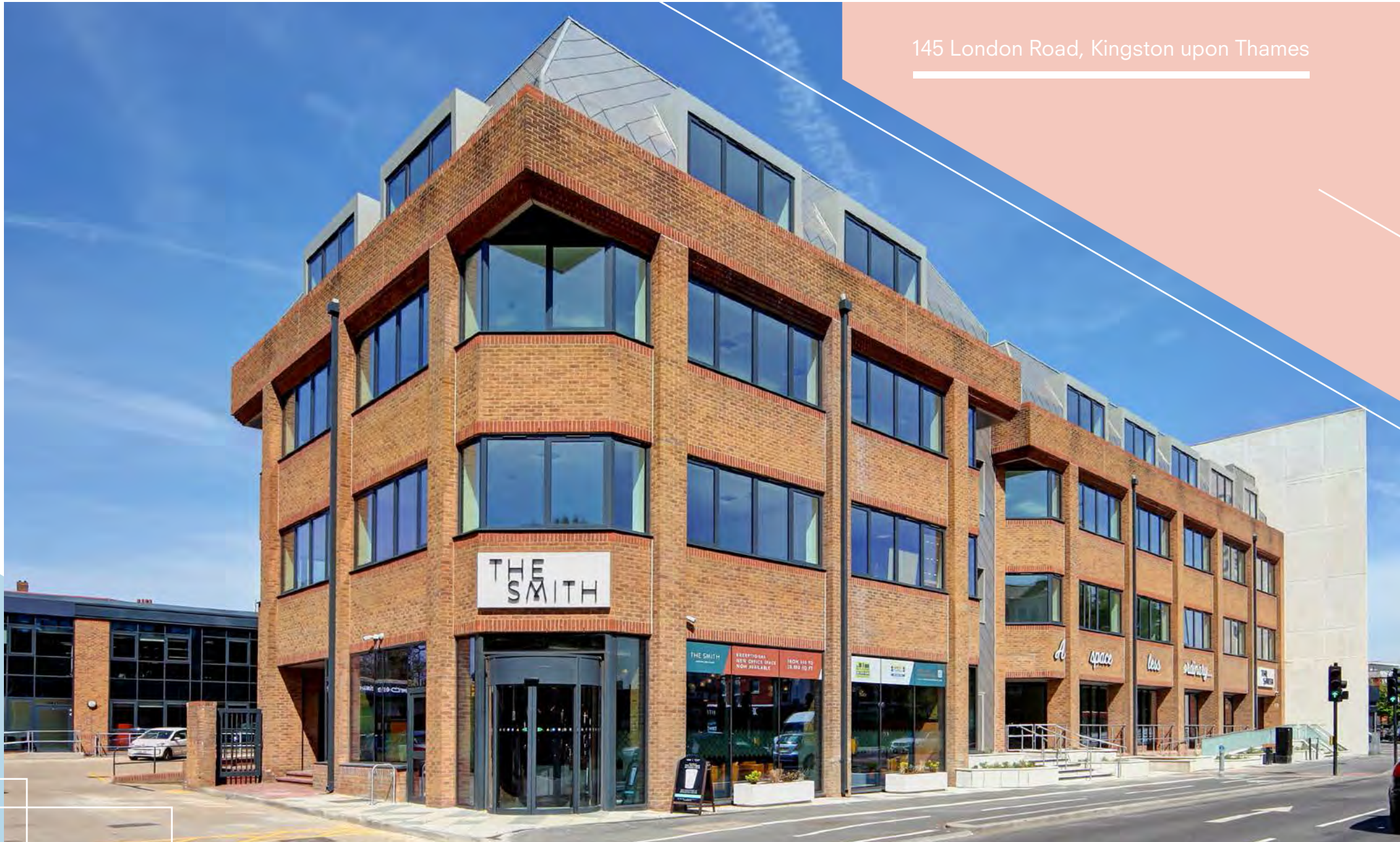


WORK REMASTERED

A CAREFULLY CRAFTED WORKING ENVIRONMENT
DESIGNED WITH PRODUCTIVITY AND WELLBEING IN MIND

[Exterior](#)[Reception](#)[Break Out](#)[Showers & Changing](#)[Basement](#)

145 London Road, Kingston upon Thames



Contemporary, stylish and welcoming, the new reception features a raised level space for breakout or informal meetings.





New cycle and changing facilities designed for active people.

[View plan >](#)



[Exterior](#)[Reception](#)[Break Out](#)[Showers & Changing](#)[Basement](#)

60

Secure cycle storage spaces

50

Parking spaces

45

Lockers

32

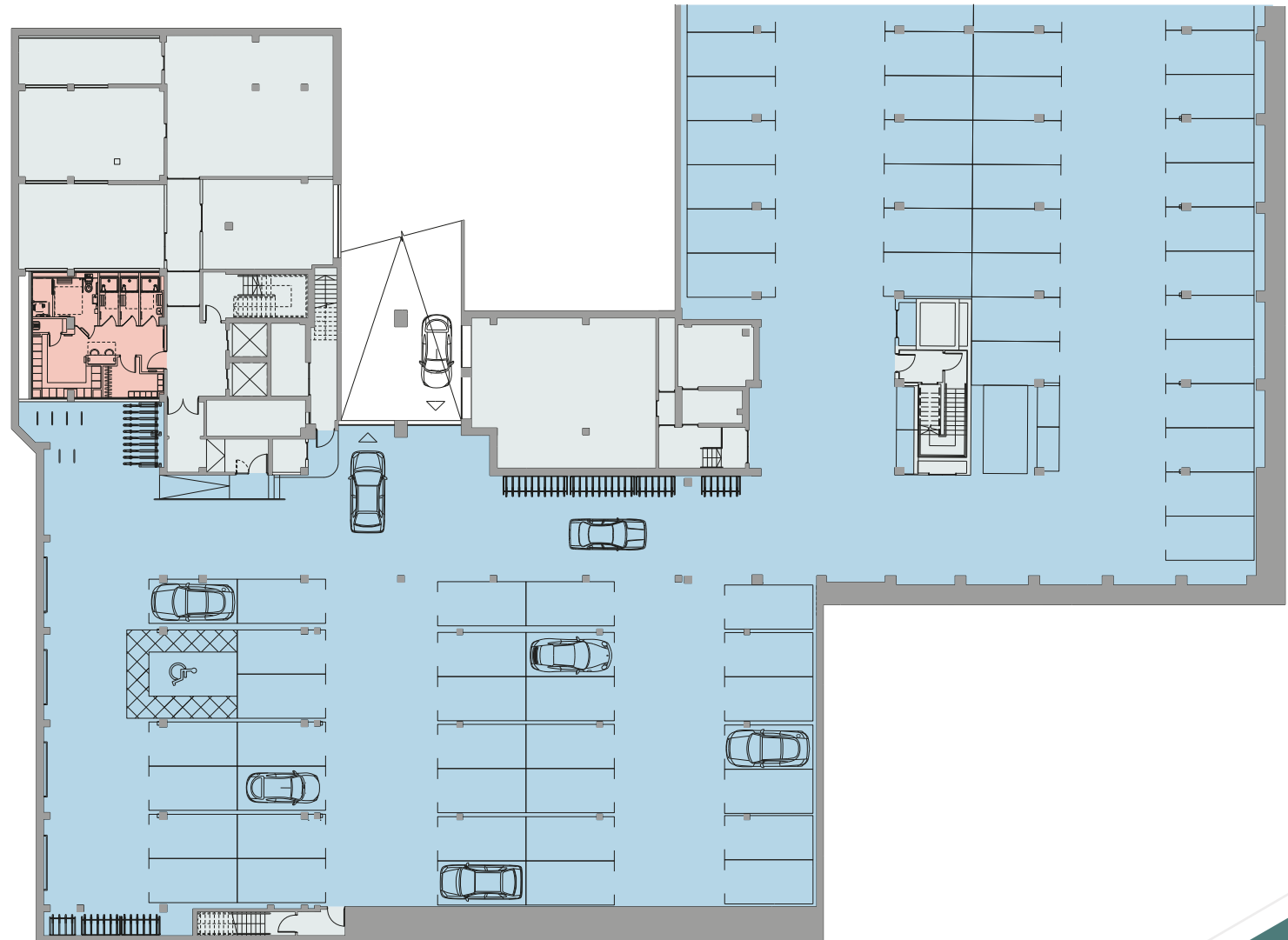
Vented lockers

10

Electric car charge points

4

Showers



Accommodation Schedule

Summary Specification

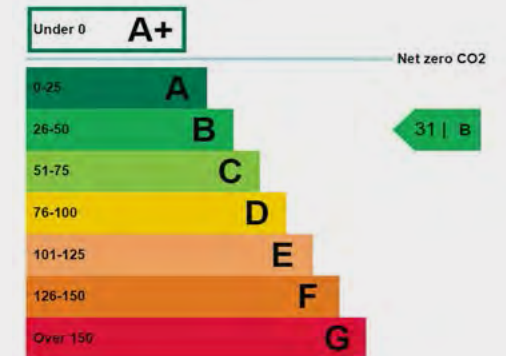
Available Space Remaining

Floor	sq ft	sq m
Third floor	2,499	232
Second floor		Fully let
First floor	7,439	691
Ground floor		Fully let
	9,938	923

- VRV fan coil heating/cooling
- Raised access flooring with sub-floor power distribution and floor boxes
- Stunning new reception with level access and break out space
- Grade A office space with enhanced energy conservation provisions
- Programmable LED lighting with local presence detection set within suspended metal tile ceilings
- Private terrace on First and Second floors and contemporary landscaped external space for all floors
- Stylish self-contained WC facilities
- Secure building access control systems to office and basement facilities
- External CCTV coverage
- Dual lift access from basement to all upper floors
- 50 basement or ground level parking spaces
- Electric car charging points for 10 cars
- 60 secure covered cycle storage spaces
- 45 lockers
- 4 showers
- Commuter clothing store with 32 vented mesh lockers


Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

*approx net internal areas



Efficient open plan office floors with terrace access and excellent natural light, provide a healthy working environment.



A valuable extension of the workspace, ground, first and second floor terraces provide additional daylight and greenery and encourage a sense of wellbeing.

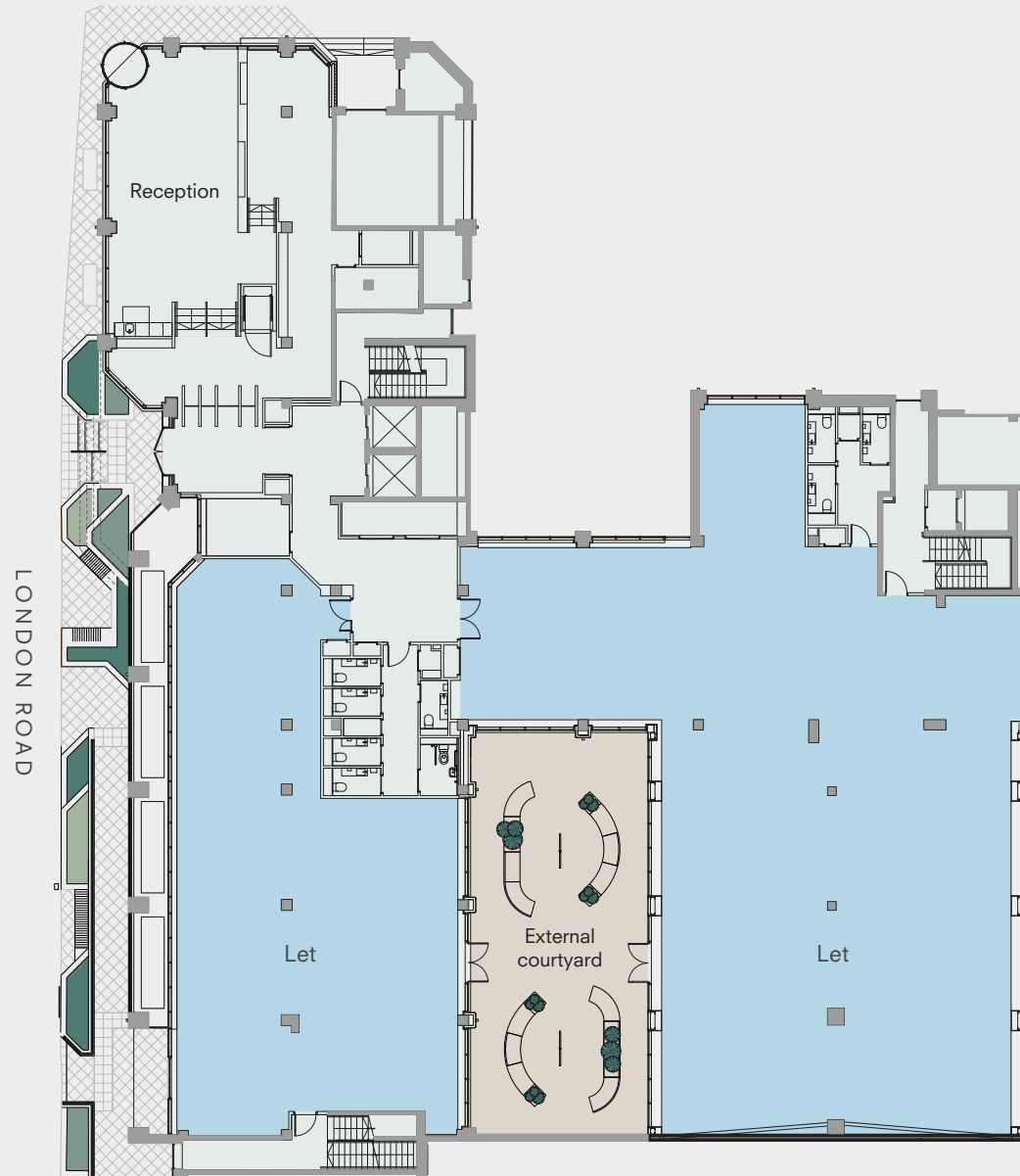
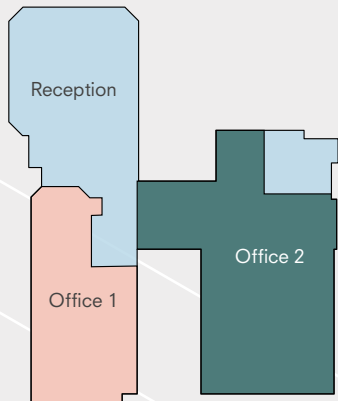
[Workspace](#)[Terraces](#)[Ground Floor Plan](#)[First Floor Plan](#)[Second Floor Plan](#)[Third Floor Plan](#)[Space Plan](#)

Ground Floor

Fully let

Office 1 Let

Office 2 Let



[Workspace](#)[Terraces](#)[Ground Floor Plan](#)[First Floor Plan](#)[Second Floor Plan](#)[Third Floor Plan](#)[Space Plan](#)

First Floor

7,439 sq ft / 691 sq m

Private terrace - Office 5

589 sq ft / 80 sqm

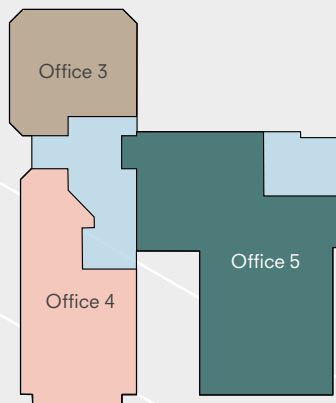
Office 3 2,217 sq ft / 206 sq m

Office 4 Let

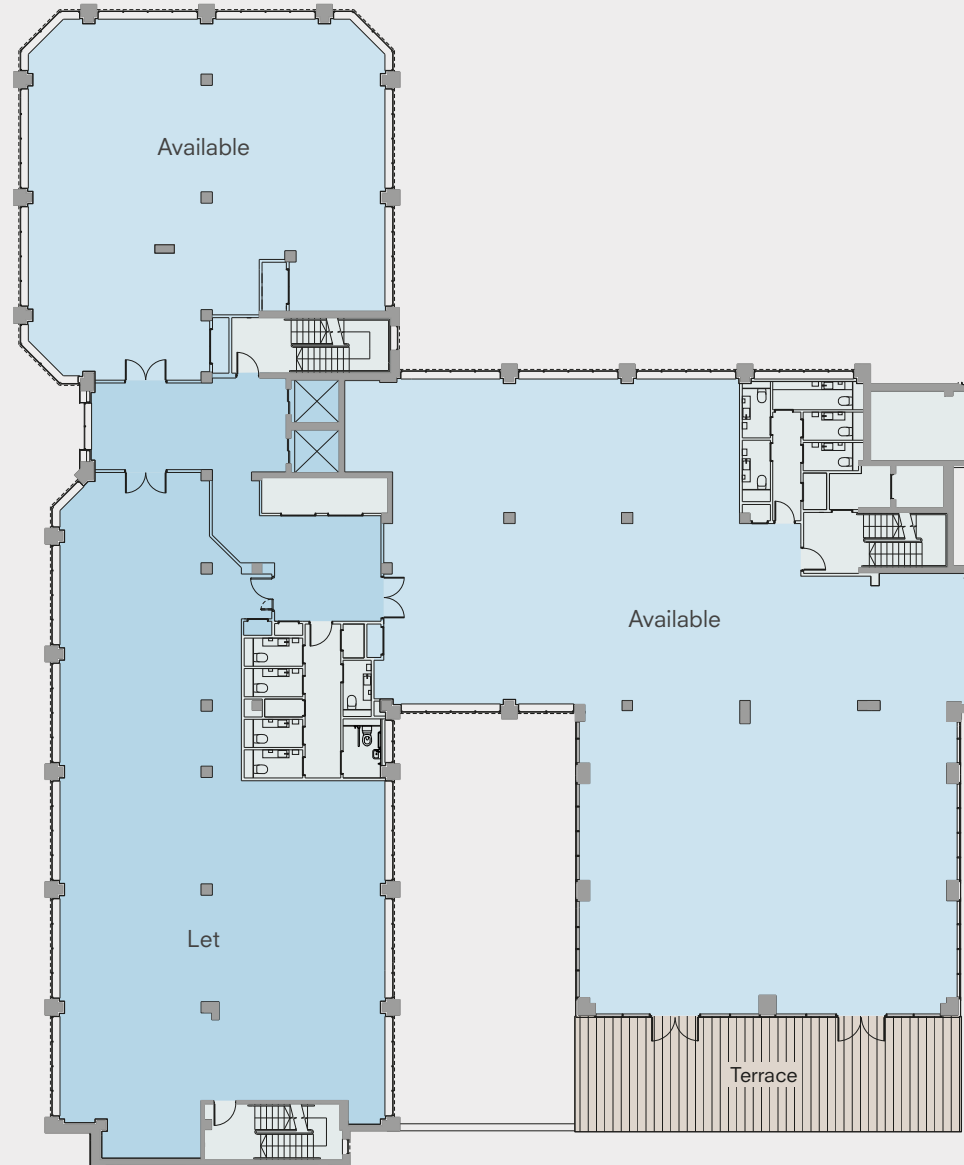
Office 5 5,222 sq ft / 485 sq m

Total 7,439 sq ft / 691 sq m

*approx net internal areas excluding lift lobby



LONDON ROAD

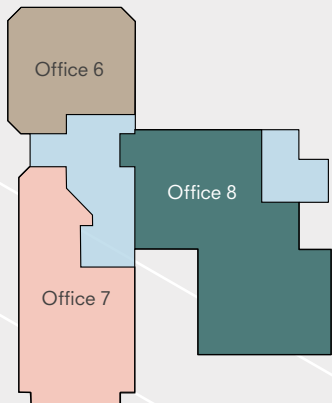


[Workspace](#)[Terraces](#)[Ground Floor Plan](#)[First Floor Plan](#)[Second Floor Plan](#)[Third Floor Plan](#)[Space Plan](#)

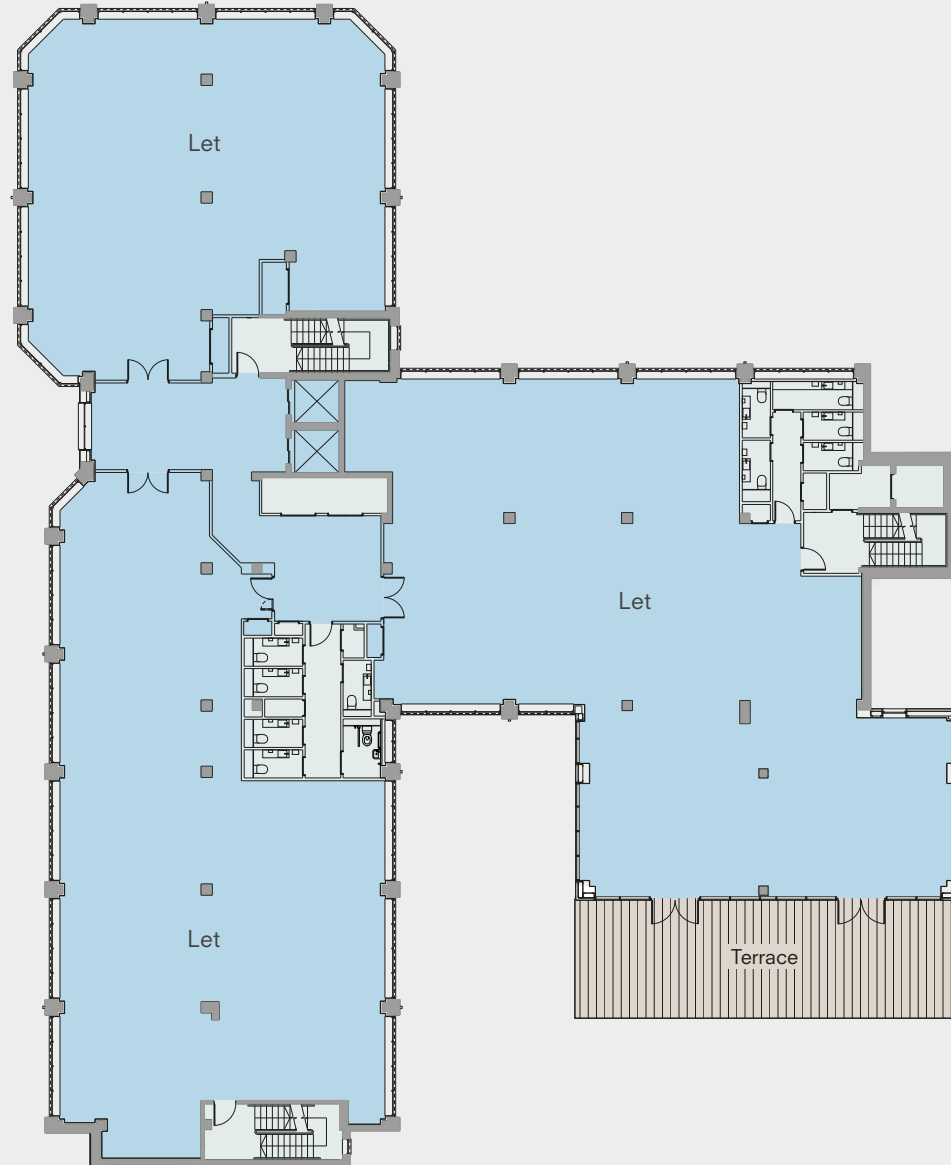
Second Floor

Fully let

- Office 6 Let
- Office 7 Let
- Office 8 Let



LONDON ROAD



[Workspace](#)[Terraces](#)[Ground Floor Plan](#)[First Floor Plan](#)[Second Floor Plan](#)[Third Floor Plan](#)[Space Plan](#)

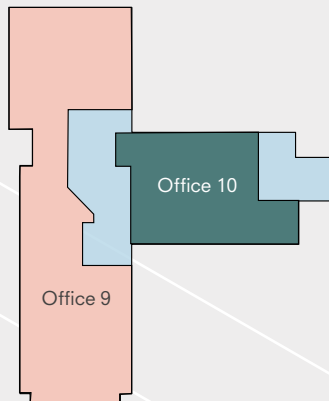
Third Floor

2,499 sq ft / 232 sq m

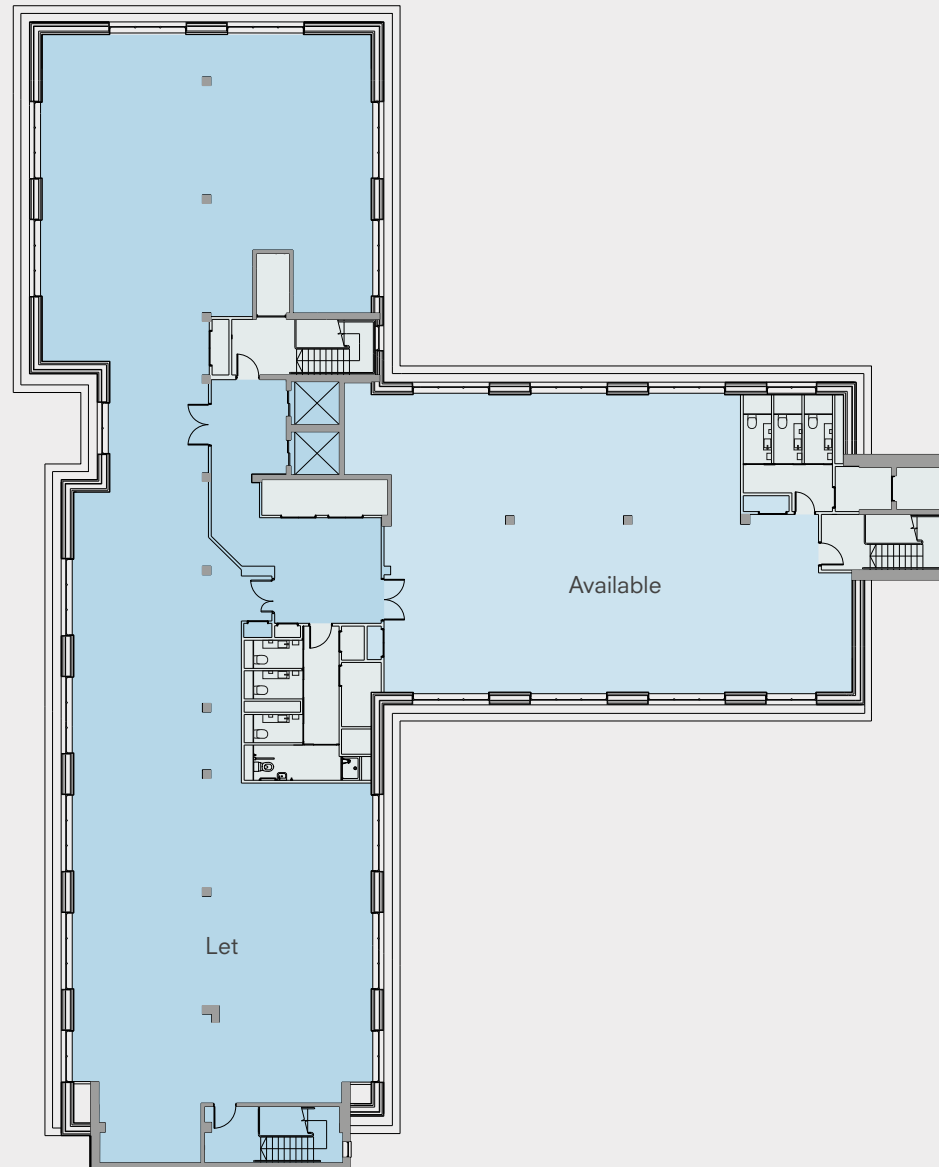
Possible sub-division options of:

Office 9	Let
Office 10	2,499 sq ft / 232 sq m
Total	2,499 sq ft / 232 sq m

*approx net internal areas excluding lift lobby



LONDON ROAD

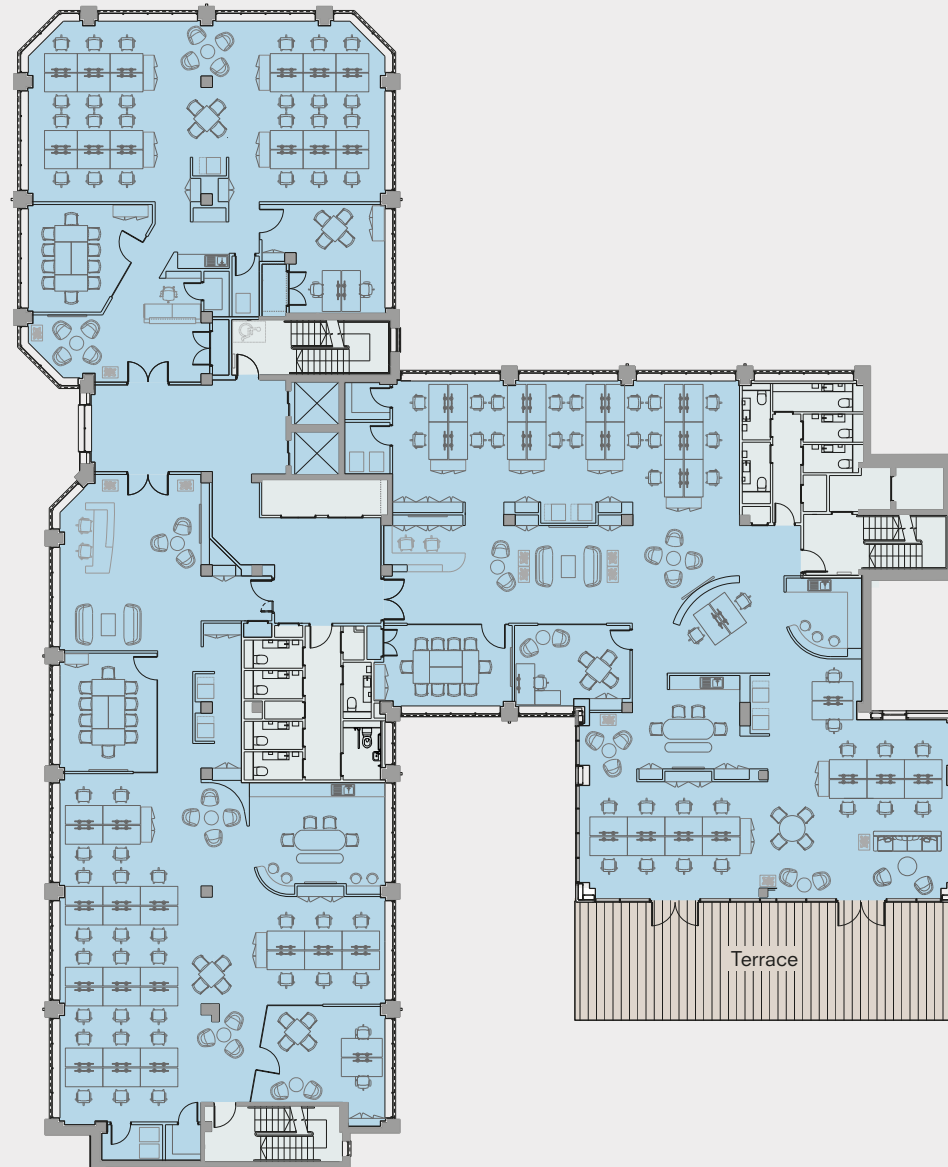


[Workspace](#)[Terraces](#)[Ground Floor Plan](#)[First Floor Plan](#)[Second Floor Plan](#)[Third Floor Plan](#)[Space Plan](#)

Space Plan Second Floor

- 82 Desks Open Plan
- 2 2 person Offices
- 1 1 person Office
- 2 10 person Meeting Room
- 5 Breakout / Informal Meeting Spaces
- 4 Kitchen Areas

LONDON ROAD





Kingston upon Thames

As well as the excellent choice of amenities that immediately surround The Smith, Kingston's beautiful riverside and bustling town centre offer a fantastic lunchtime and after work destination.

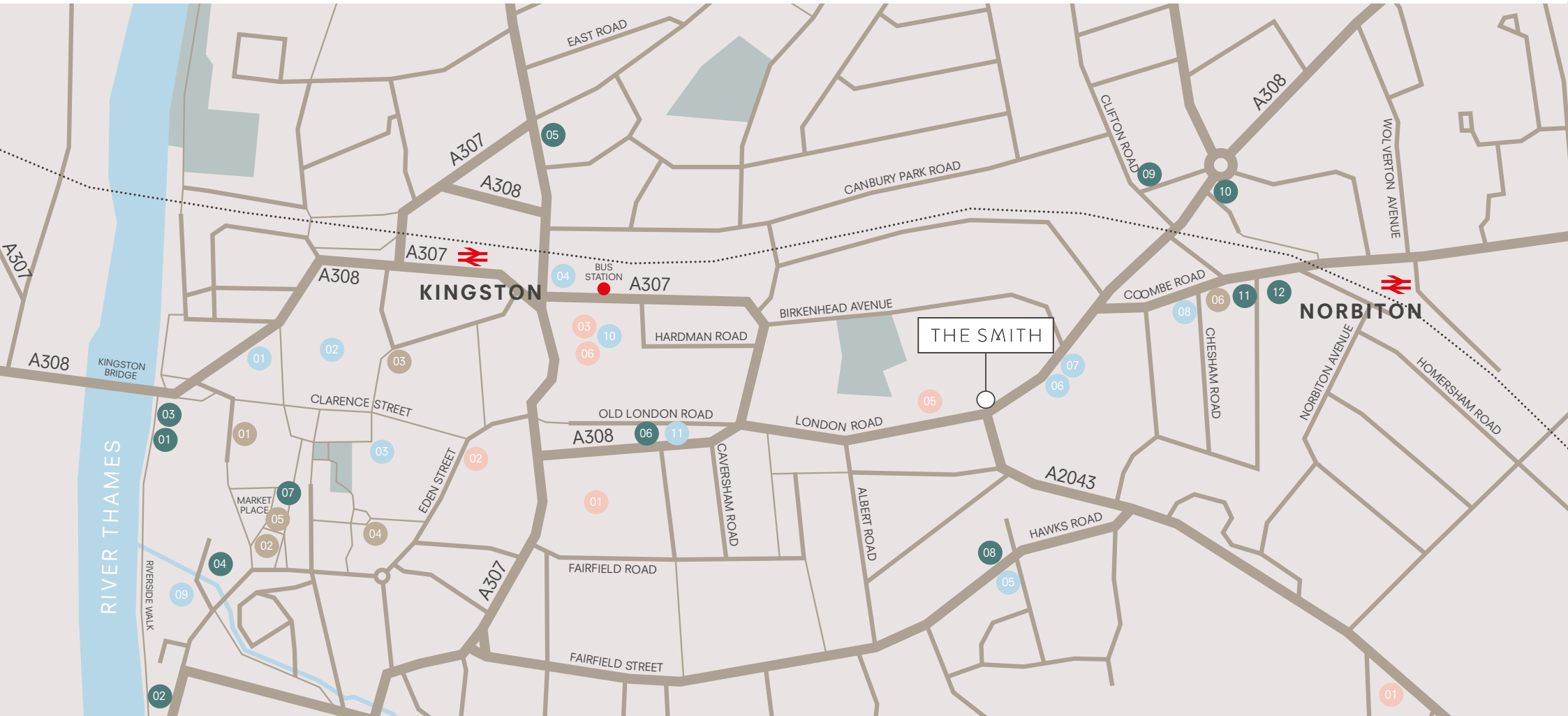
[View map >](#)

Amenities Map

Retail, Wellness & Culture

Restaurants & Cafés

Bars & Pubs



Retail & Leisure

- 01 John Lewis
- 02 Bentall Centre
- 03 M&S
- 04 Tesco Express
- 05 Post Office
- 06 Asda
- 07 Ramo's Turkish Kitchen
- 08 Wined up here
- 09 Rose Theatre
- 10 Odeon IMAX
- 11 Outside the Box Comedy Club

Eating & Drinking

- 01 The Bishop
- 02 Stein's
- 03 Haché
- 04 Poor Boys
- 05 Obon
- 06 Thai on Thames
- 07 7000 Jars of Beer
- 08 The Bricklayers Arms
- 09 The Norbiton
- 10 The Black Horse
- 11 Fish! Kitchen
- 12 Trattoria Calabrese

Cafés

- 01 Local Hero
- 02 Giuliano
- 03 Beanberry Coffee Company
- 04 Caffé Nero
- 05 Costa Coffee
- 06 Norbiton Sandwich Shop

Fitness

- 01 F45 Training
- 02 The Gym
- 03 David Lloyd
- 04 Nuffield Health
- 05 Strive
- 06 GetBodyFit

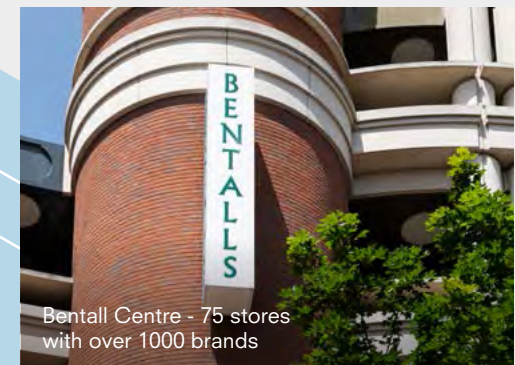
Retail, Wellness & Culture



Market Place - daily stalls for artisan food and unique gifts



'Out of Order' - Kingston's iconic street sculpture



Bental Centre - 75 stores with over 1000 brands

Restaurants & Cafés



Haché – a chic brasserie serving burgers, brunch and drinks



Beanberry - organic artisan coffee and cakes



Poor Boys - New Orleans street food and cocktails



Bars & Pubs



The Norbiton - craft beers and pizza in a laid back environment



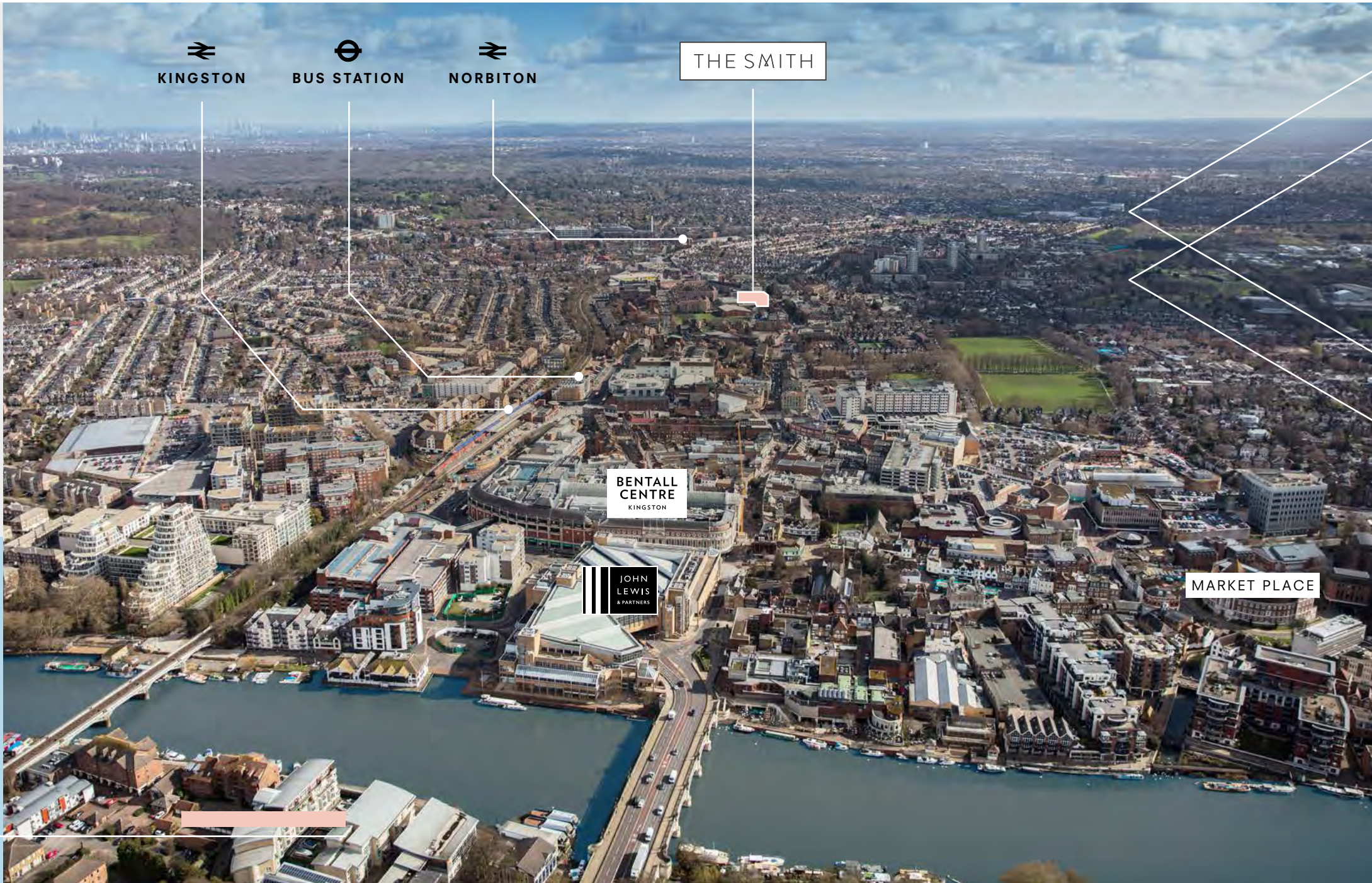
The Fighting Cock Tavern - home to legendary Outside the Box Comedy Club



The Bishop - riverside drinking and dining with a view

[Aerial View](#)[Journey Times](#)[Road Map](#)

Conveniently located between two stations with trains into central London every 15 minutes and excellent links to suburban and national rail networks.




KINGSTON


BUS STATION


NORBITON

THE SMITH

BENTALL
CENTRE
KINGSTON

JOHN
LEWIS
& PARTNERS

MARKET PLACE

Trains



Norbiton Station

6 minute walk

Wimbledon
10 minutes

Clapham Junction
18 minutes

Vauxhall
23 minutes

London Waterloo
28 minutes

Kingston Station

8 minute walk

Twickenham
13 minutes

Richmond
19 minutes

Putney
30 minutes

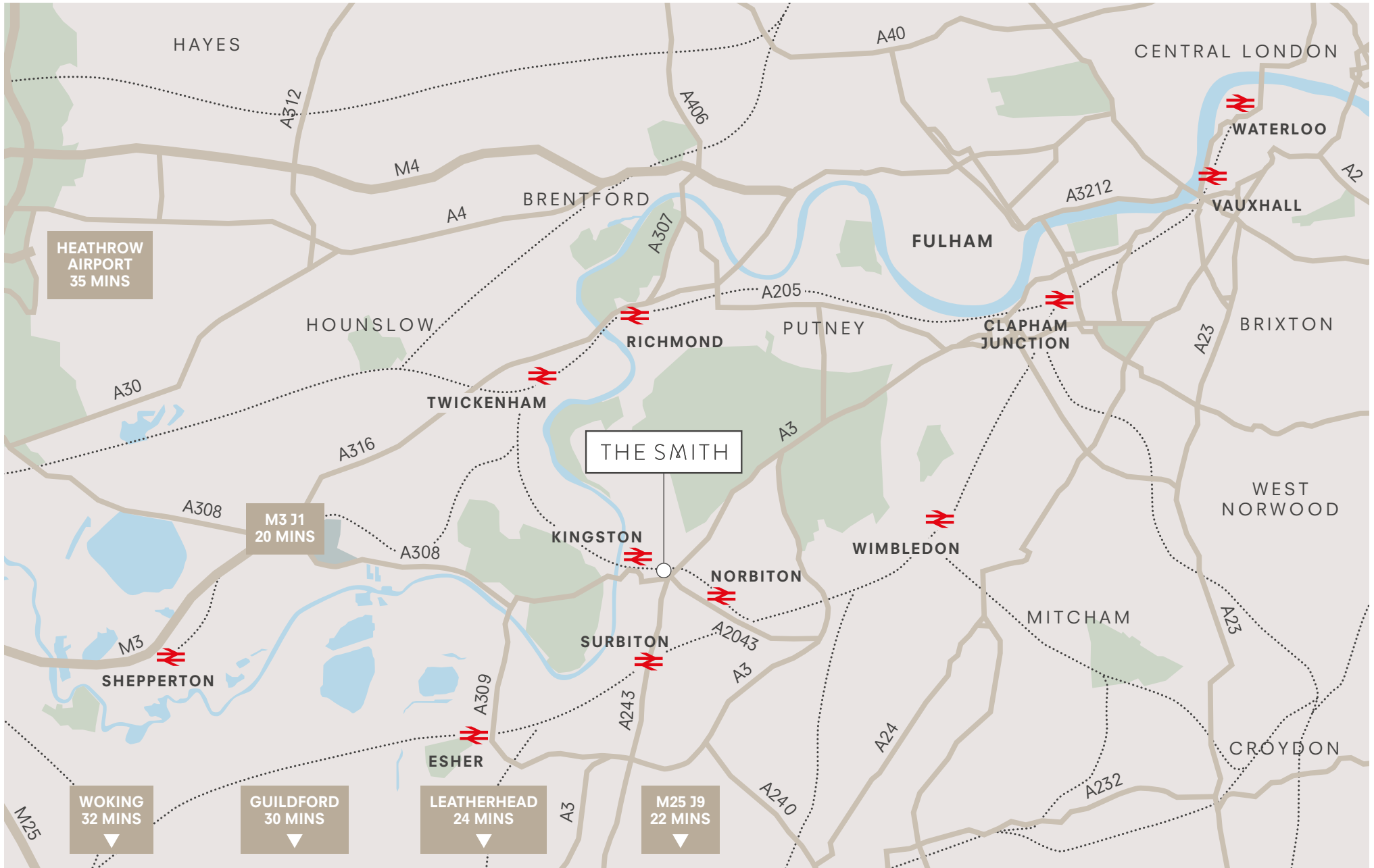


Buses

2 minute walk to 9 bus routes

- 57** Clapham Park via Wimbledon and Tooting
- 85** Putney Bridge via Roehampton
- 131** Tooting Broadway via Raynes Park and Wimbledon
- 213** Sutton via New Malden
- 371** Richmond via Ham
- K2** Hook via Surbiton and Tolworth
- K3** Esher and Twickenham
- K4** Hook via Surbiton
- K5** Morden via Raynes Park



[Aerial View](#)[Journey Times](#)[Road Map](#)



Contact

**For more information
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