

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 1.2	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	7,080	658.2	7		

* Offices 1.2 to 1.4 benefit from a shared kitchen/break out area and can be let as a larger single suite of 4,195 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

OFFICES • SERVICED OFFICES • CO-WORKING

Stylishly designed offices
in Kingston upon Thames.

145 LONDON ROAD • KINGSTON UPON THAMES • KT2 6SR

Wolters Kluwer

THE SMITH

EXCEPTIONAL
NEW OFFICE SPACE
NOW AVAILABLE

FROM 50K TO
35,000 SQ FT

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THE SMITH · KINGSTON

A premium building, *on better terms.*

Stylishly designed offices, serviced offices and co-working in Kingston upon Thames, rebuilt from the shell up in 2021 to a central-London standard. The details you'd expect from a boutique hotel.

100

PARKING SPACES

EV

CHARGING

24/7

MEMBER ACCESS

Fibre

FAST INTERNET





OFFICES

Suites & floors

Available space.

Fitted suites to move into now, plus larger floorplates to fit out to your brief.

FITTED SUITES

Suite 1.2	824 sq ft	Available
Suite 1.3	1,064 sq ft	Available
Suite 1.4	1,164 sq ft	Available

WHOLE FLOORS

Main building, 2nd floor Shell, fit to brief	4,078 sq ft	October
Rear building, 1st floor Splittable. With or without furniture.	8,450 sq ft	Available

FIT-OUT

Cat A · Fitted on request · Bring your own

OFFICES ENQUIRIES

Andy Armiger
Cattaneo Commercial
07973 207 424

TAILORED TERMS ON REQUEST

03

SERVICED OFFICES • CO-WORKING

Serviced offices and co-working.

All-inclusive space you can move into this week. Take a desk in the co-working lounge, or a serviced office your team keeps to itself.

— Co-working

A desk in the shared lounge

— Serviced offices

A private office, kept to your team

ALL-INCLUSIVE

- ✓ Super-fast fibre
- ✓ Meeting rooms on demand
- ✓ Coffee & tea
- ✓ Staffed reception
- ✓ Lounge & breakout
- ✓ Flexible agreements



SERVICED OFFICES ENQUIRIES

Kam Khun · Commercial Manager

Call us for your requirements.

📞 020 3405 3001

THE BUILDING

Everything on site.

Finished to one high standard throughout. What you see in the reception carries through every floor, corridor and shared space. And rare for a location this central: over 100 on-site parking spaces.



Parking

100+ ON-SITE SPACES • EV CHARGING



Staffed Reception

EVERY WORKING DAY



Cycle & showers

SECURE STORE • 4 SHOWERS



Kitchens & lounge

SHARED • SPACE TO GATHER



Courtyards

STEP OUTSIDE TO BREATHE



Secure access

FOB ENTRY • ACCESS 24/7



KINGSTON UPON THAMES

A riverside market town.

Retail and green space, minutes from your desk.

CONNECTED

Ten miles from *central London.*

Two mainline stations within a ten-minute walk, and the A3 on the doorstep.

NORBITON STATION

10 min walk

London Waterloo	28 min
Wimbledon	13 min
Clapham Junction	18 min
Vauxhall	25 min

KINGSTON STATION

10 min walk

London Waterloo	30 min
Richmond	20 min
Twickenham	16 min
Putney	30 min

Heathrow

~40 min by car · A3

AROUND THE DOOR

Bentall Centre

Riverside Walk

Rose Theatre

Richmond Park

Bushy Park

Restaurants & bars

THE SMITH

BOOK A VIEWING

Come and see the space.

SERVICED OFFICES

Kam Khun

Commercial Manager

📞 020 3405 3001

OFFICES

Andy Armiger

Cattaneo Commercial

📞 07973 207 424

thesmithkingston.com

145 LONDON ROAD · KINGSTON UPON THAMES · KT2 6SR

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