



PICKTON HOUSE

50-52 HIGH STREET, KINGSTON-UPON-THAMES, KT1 1HN

TOWN CENTRE & RIVERSIDE LOCATION
10,000 SQ FT OFFICES
SUITABLE FOR ALTERNATIVE USE
FOR SALE/TO LET

THE BUILDING

Picton House comprises two distinct interconnected buildings, one a historic listed property, the second a modern 1980's extension, set on a self-contained riverside site of some 0.2 acres with courtyard parking.

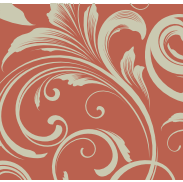
The listed building provides office accommodation on ground, first and second floors and currently includes the main entrance and reception for the whole property.

The more modern building provides open plan and cellular office space on ground, first and second floors. The buildings are interlinked at both ground and first floor levels.

There is a small area of storage in the basement of the older building.



Picton House is prominently located in Kingston-upon-Thames town centre adjacent to the River Thames



ACCOMMODATION

Unique opportunity for owner occupier and/or full refurbishment on a pre-let basis, to include new entrance and installation of a lift, subject to planning.

AMENITIES

- Riverside location
 - Self-contained
 - Courtyard parking and secure bike storage
 - Suitable for alternative use
 - Excellent transport communications
- Air conditioning
 - Gas fired central heating
 - Male, female and disabled WC's
 - Shower
 - Kitchen

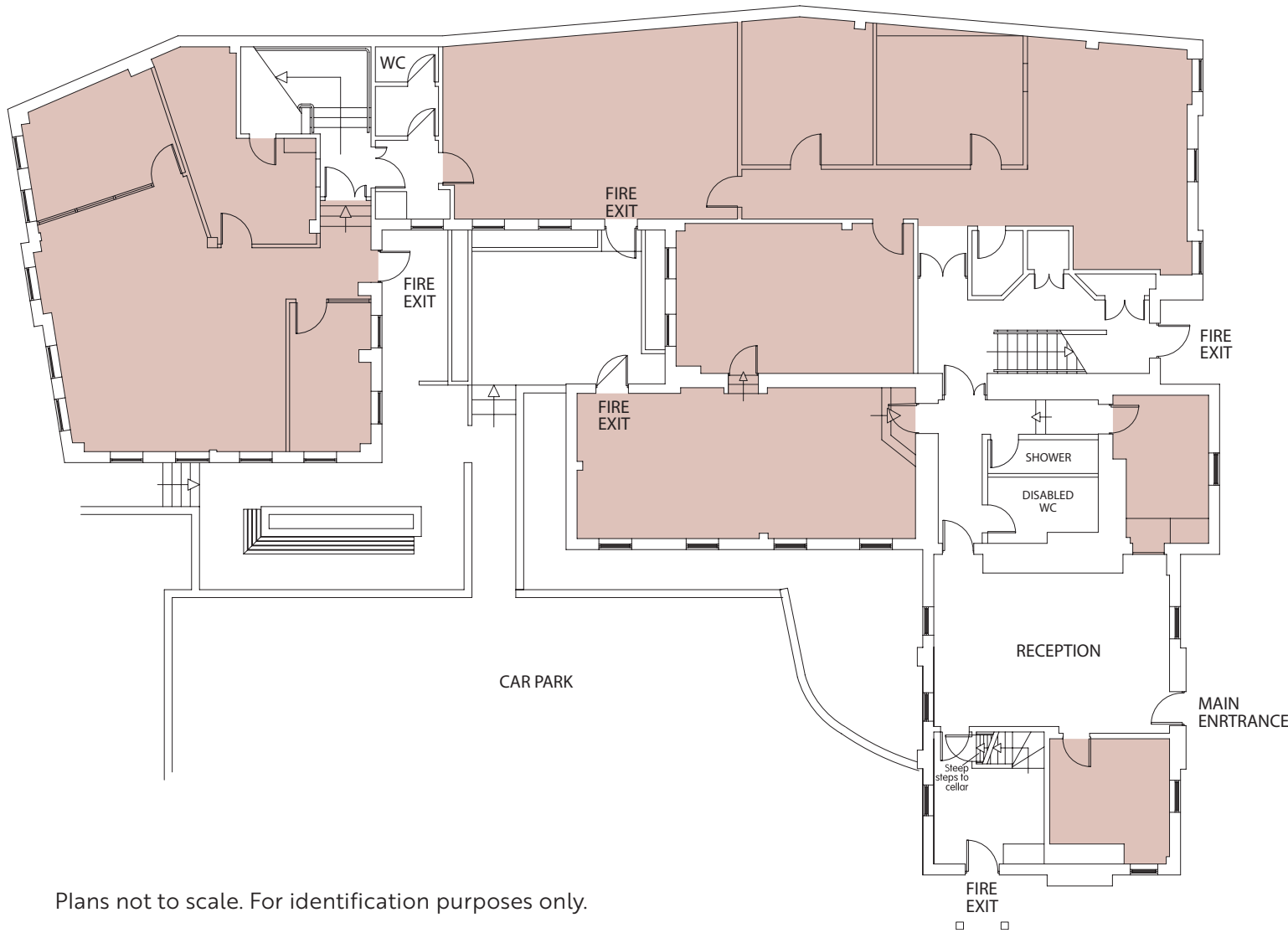


FLOOR AREAS

	Period	Modern	Total
Basement	690 sq ft		690 sq ft
Ground	595 sq ft	2,754 sq ft	3,349 sq ft
First	660 sq ft	2,289 sq ft	2,949 sq ft
Second	306 sq ft	2,074 sq ft	2,380 sq ft
Total	2,251 sq ft	7,117 sq ft	9,368 sq ft

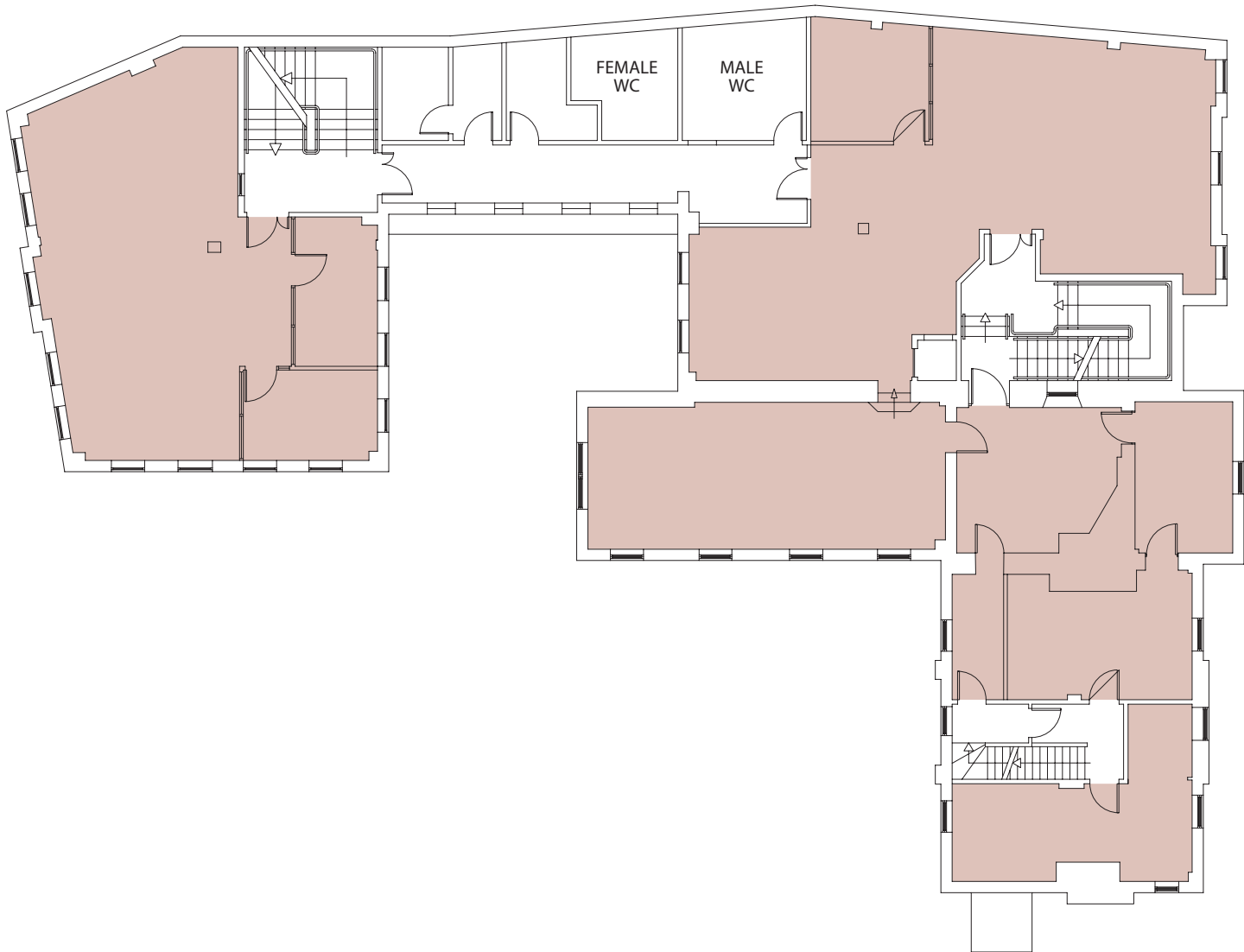
Approximate NIA. floor areas.

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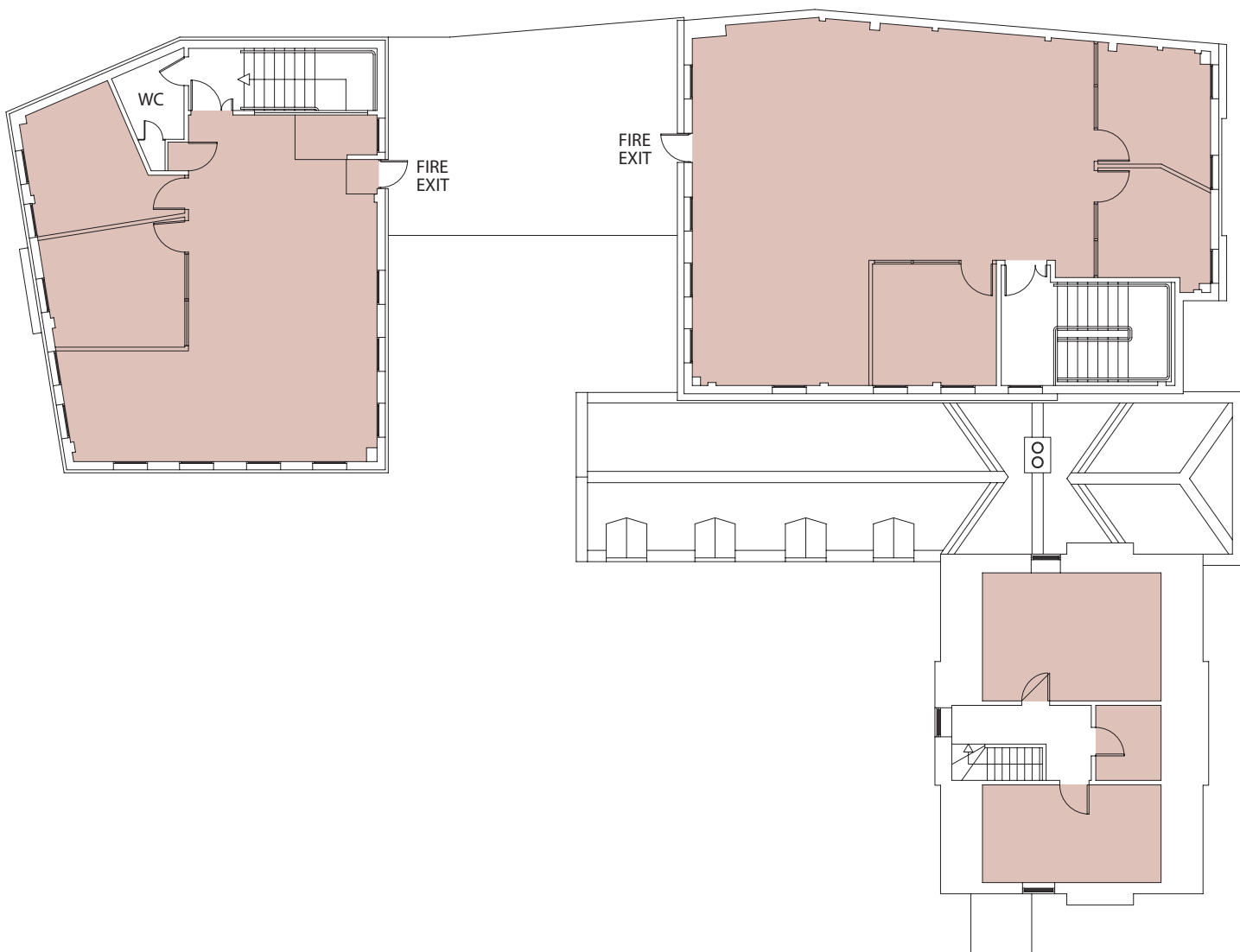


Plans not to scale. For identification purposes only.

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LOCATION

The building is located within an approximate 10 minute walk of Kingston mainline railway station which provides regular train services into London Waterloo with a journey time of approximately 30 minutes.

There are regular bus services to and from Kingston Town Centre across south and south west London and into Surrey.

The A3 is approximately 2½ miles from the building and provides access to Central London and to Junction 10 of the M25.

Kingston is located approximately 10 miles from Heathrow Airport and is a major retail and transport hub in the outer south-west suburbs of Greater London, having a wide range of shopping and leisure facilities.



PICTON HOUSE

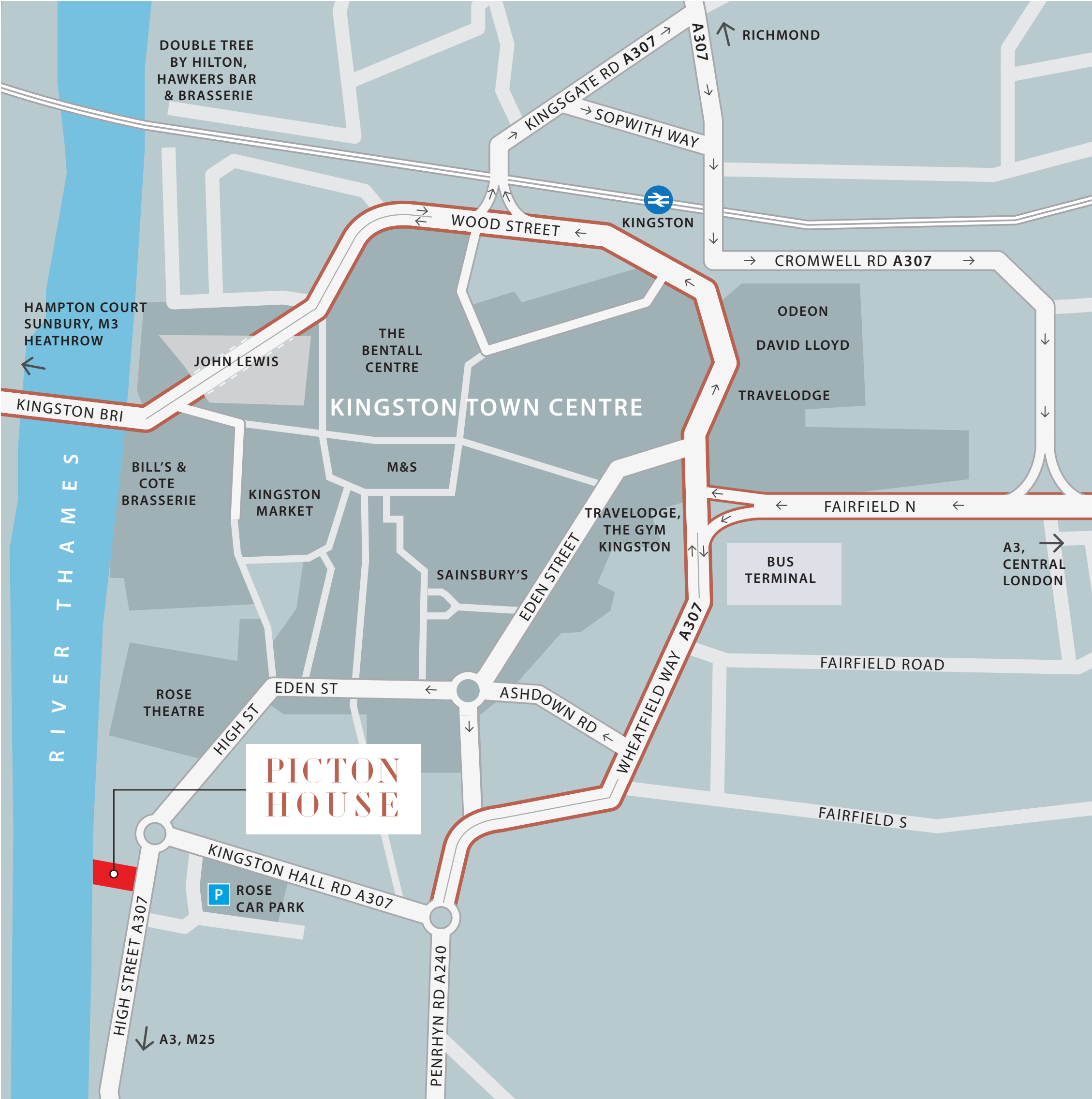
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COMMUNICATIONS

BY ROAD	
A3 Kingston By-Pass	4 miles
M3	6 miles
M4	8 miles
Central London	13 miles
M25	15 miles

BY RAIL	
Wimbledon	13 mins
Clapham Junction	19 mins
London Waterloo	31 mins

AIRPORTS	
Heathrow	9 miles
Gatwick	28 miles



TERMS

The property is held on a 125-year lease from 7th August 1979 at a rent of £33,000 p.a. subject to review on 6/2/2026 to 17.5% of OMRV.

The property is offered by way of sale of the above interest or let for a term to be agreed, as is or refurbished.

EPC - D-96.

VIEWING

By appointment through the sole agents.



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