



Kingston Riverside, Clarence Street, Kingston Upon Thames KT1 1TE

TO LET

Flexible Co-Working Space in the Heart
of Kingston Upon Thames

11,437 Sq Ft
(1,062 Sq M)

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DESCRIPTION

Kingston Riverside comprises of two highly flexible commercial spaces located in Kingston upon Thames town centre. The property spans across circa 11,000 sq ft and is situated under the John Lewis Store on the riverside. The premises are currently in a white box condition, with further funds available to deliver a bespoke CAT B fit out.

- ✓ **Attractive riverside location**
- ✓ **Creative, Tech and Digital Uses**
- ✓ **Potential for outdoor riverside seating**
- ✓ **Potential to install a mezzanine floor**
- ✓ **Ceiling heights up to 4.0 meters**
- ✓ **25 meters of river frontage**

LOCATION

The property is situated in the heart of Kingston upon Thames, adjacent to Kingston bridge and the River Thames. There is excellent amenity provision within the immediate vicinity, including The Bentall Centre and Eden Walk Shopping Centre. Kingston upon Thames train station is a 6 minute walk from the property, offering direct services into London Waterloo within 30 minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1	6,286	584
Unit 2	5,151	479
Total	11,437	1,062

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

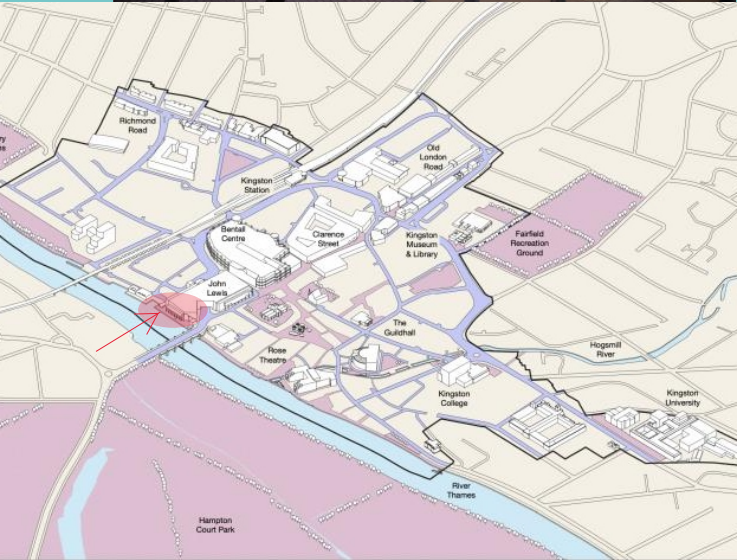
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new 10 year sublease with a rolling break from the end of the third year.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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