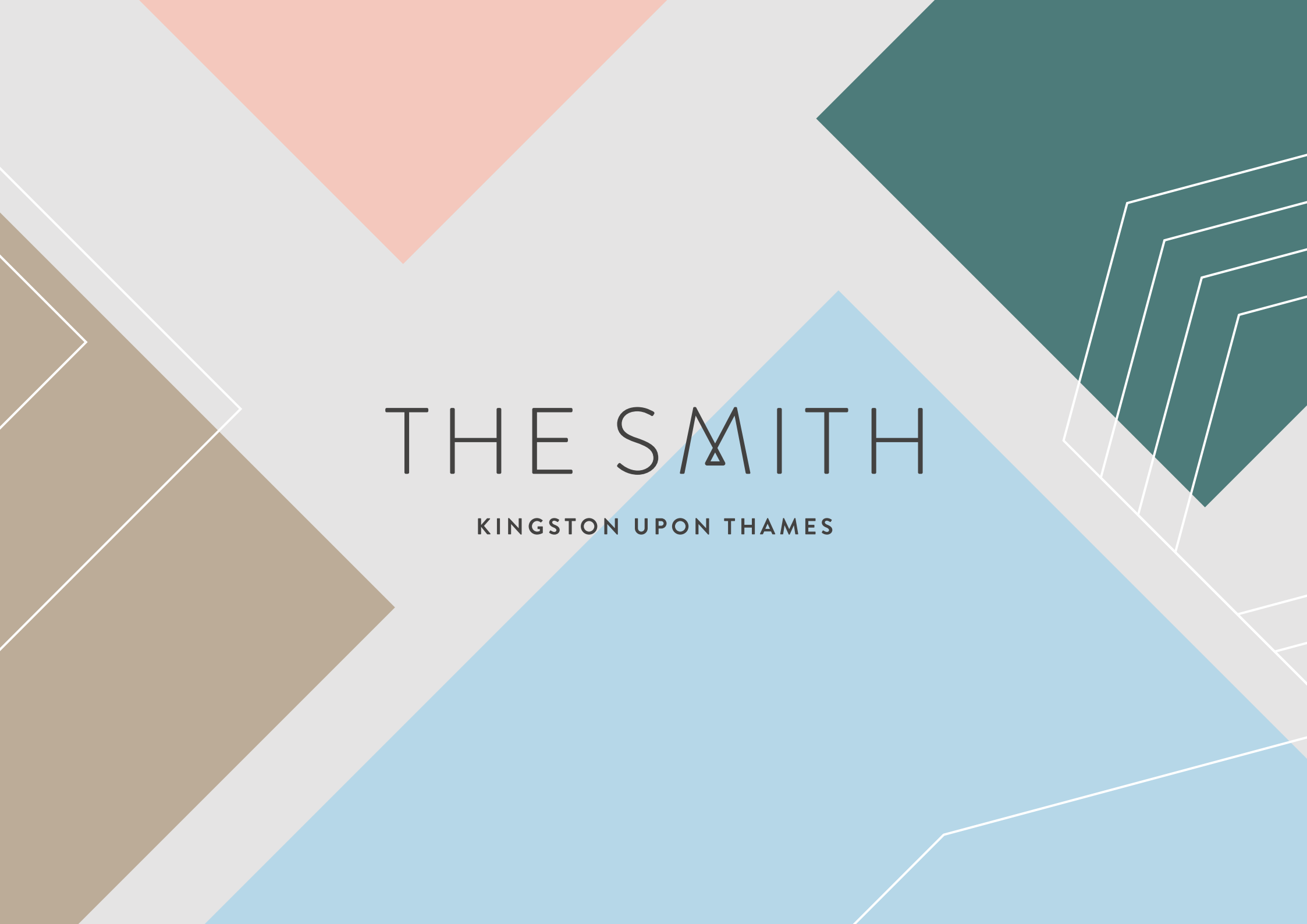




THE SMITH

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



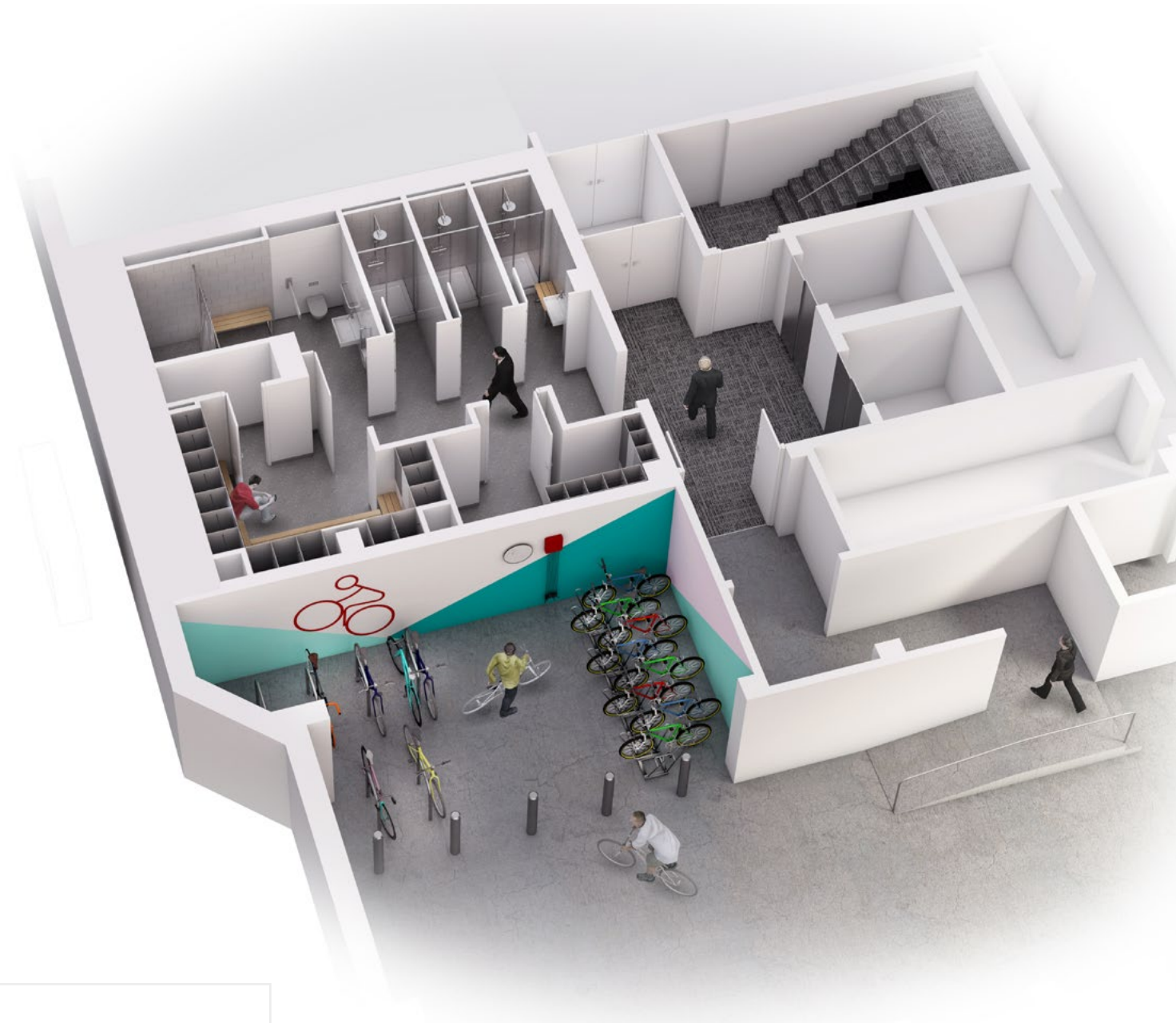
Contemporary, stylish and welcoming, the new reception features a raised level space for breakout or informal meetings.





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

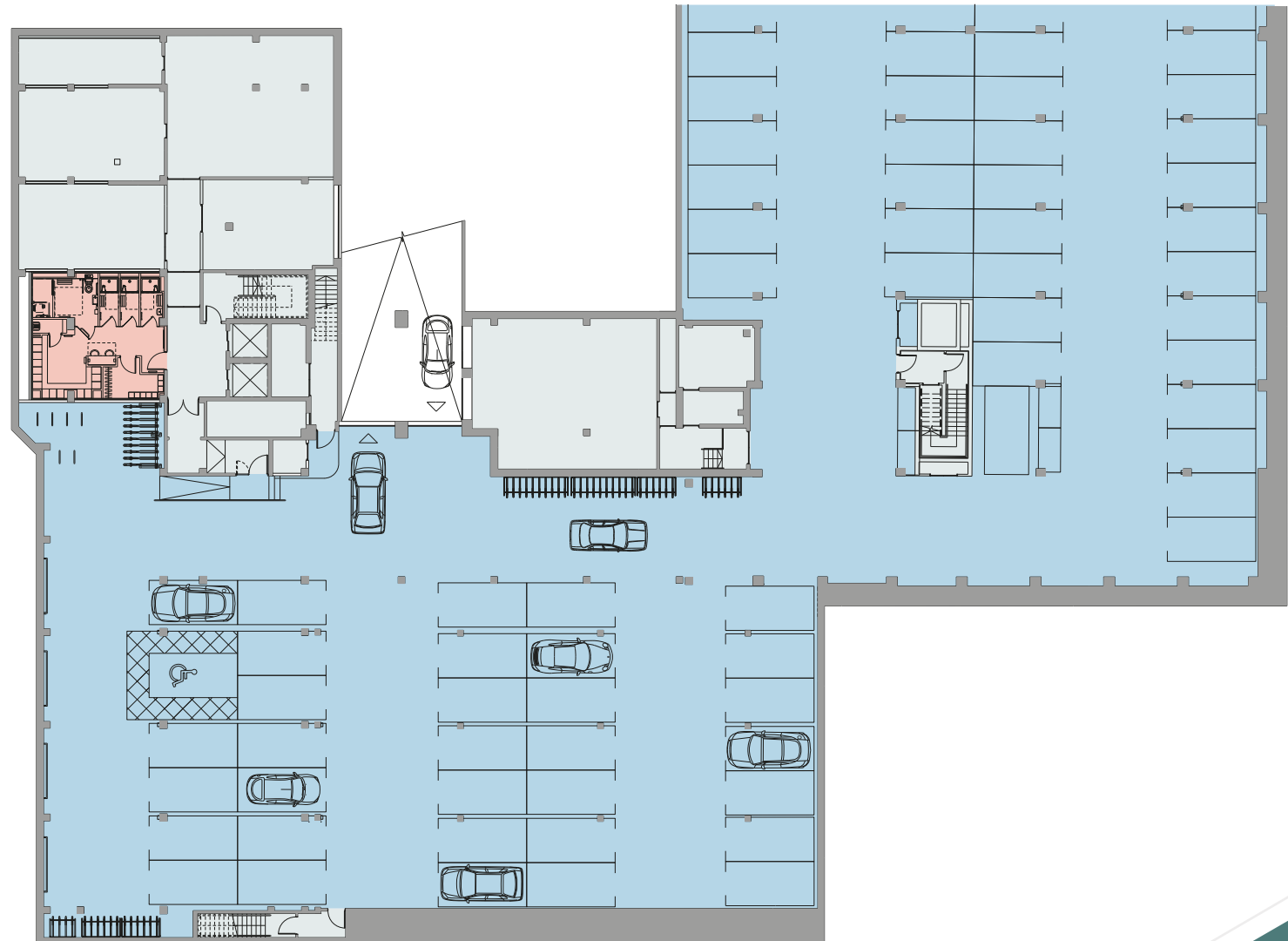
Vented lockers

10

Electric car
charge points

4

Showers



Workspace

Terraces

Ground Floor Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

Space Plan

Accommodation Schedule

Summary Specification

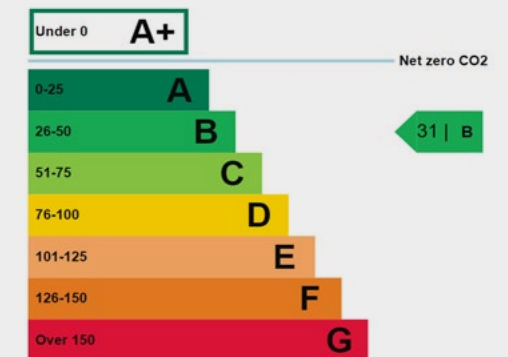
Available Space Remaining

Floor	sq ft	sq m
Third floor	7,587	705
Second floor	2,214	206
First floor	5,222	485
Ground floor	Fully let	
	15,023	1,396

- 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).



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

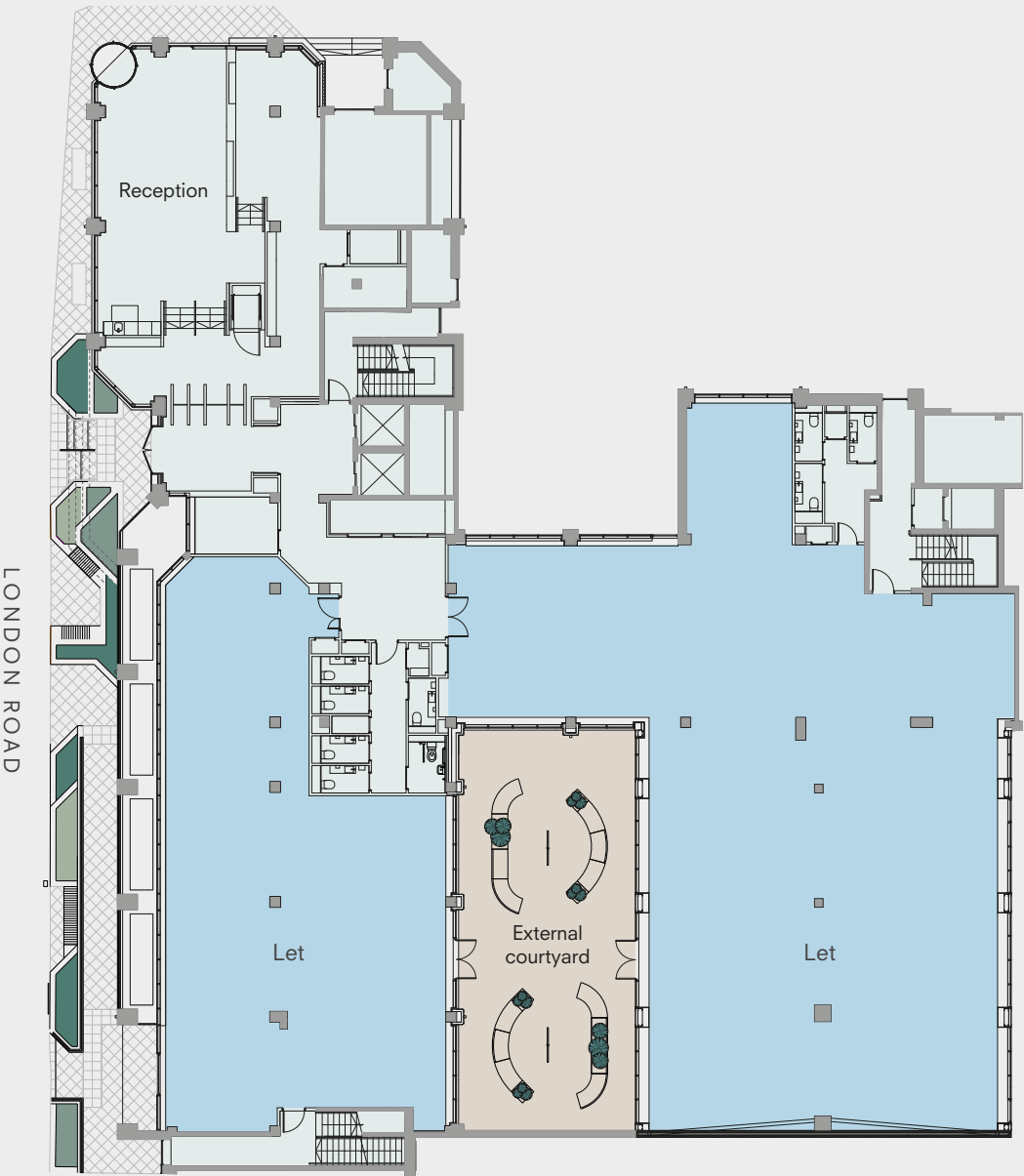
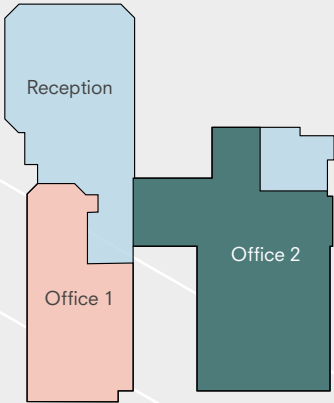


A valuable extension of the workspace, ground, first and second floor terraces provide additional daylight and greenery and encourage a sense of wellbeing.

Ground Floor

Fully let

- Office 1Let
- Office 2Let



Workspace

Terraces

Ground Floor Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

Space Plan

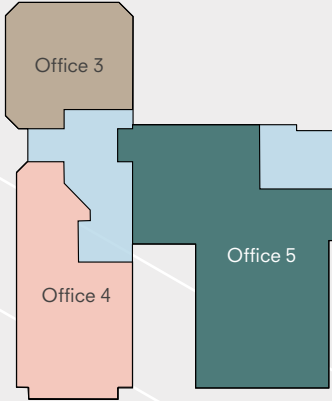
First Floor

5,222 sq ft / 485 sq m

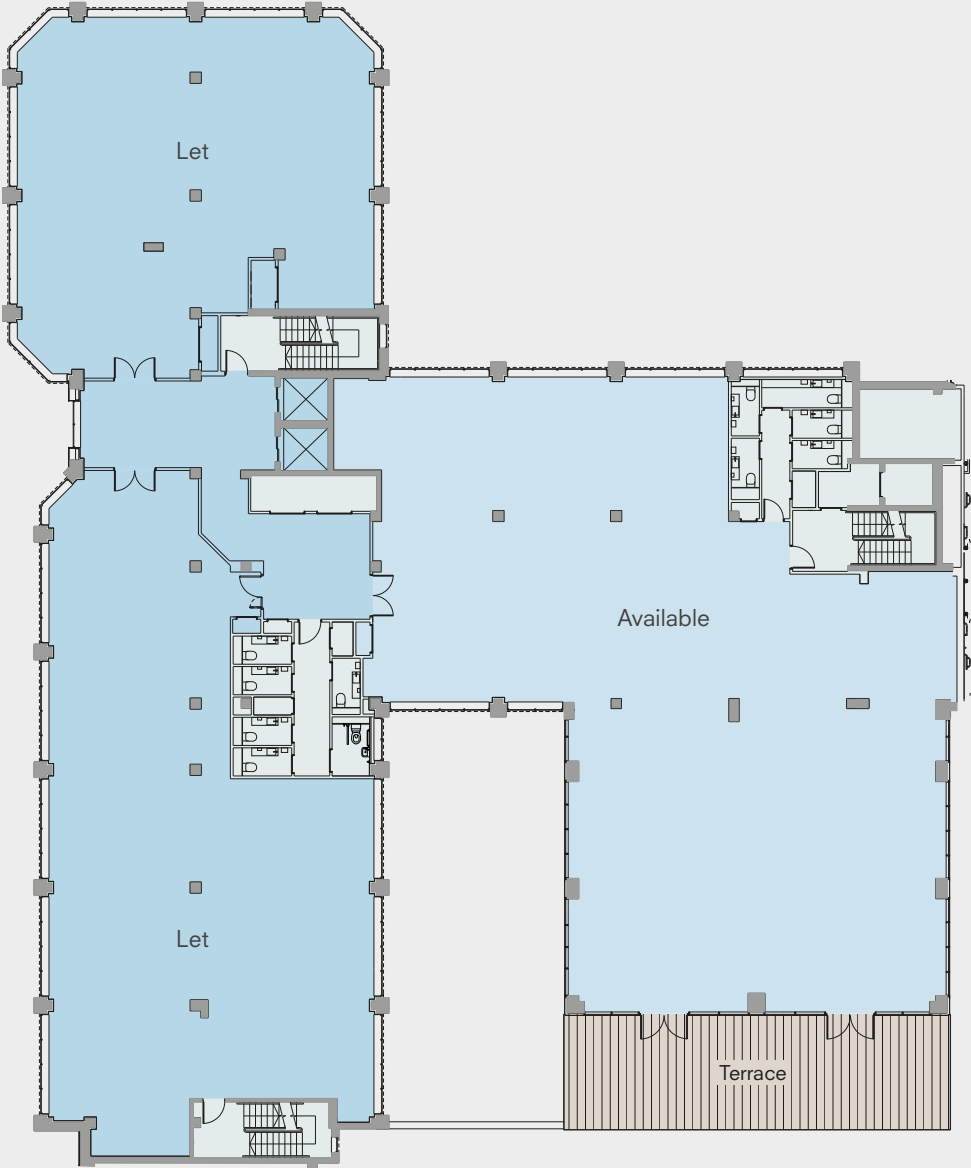
Private terrace - Office 5
589 sq ft / 80 sqm

Office 3	Let
Office 4	Let
Office 5	5,222 sq ft / 485 sq m
Total	5,222 sq ft / 485 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

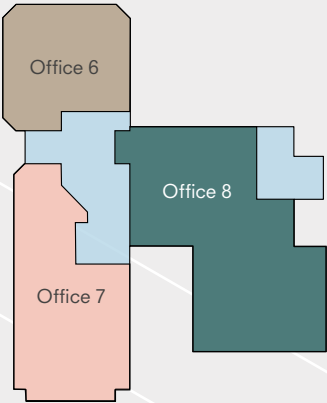
Space Plan

Second Floor

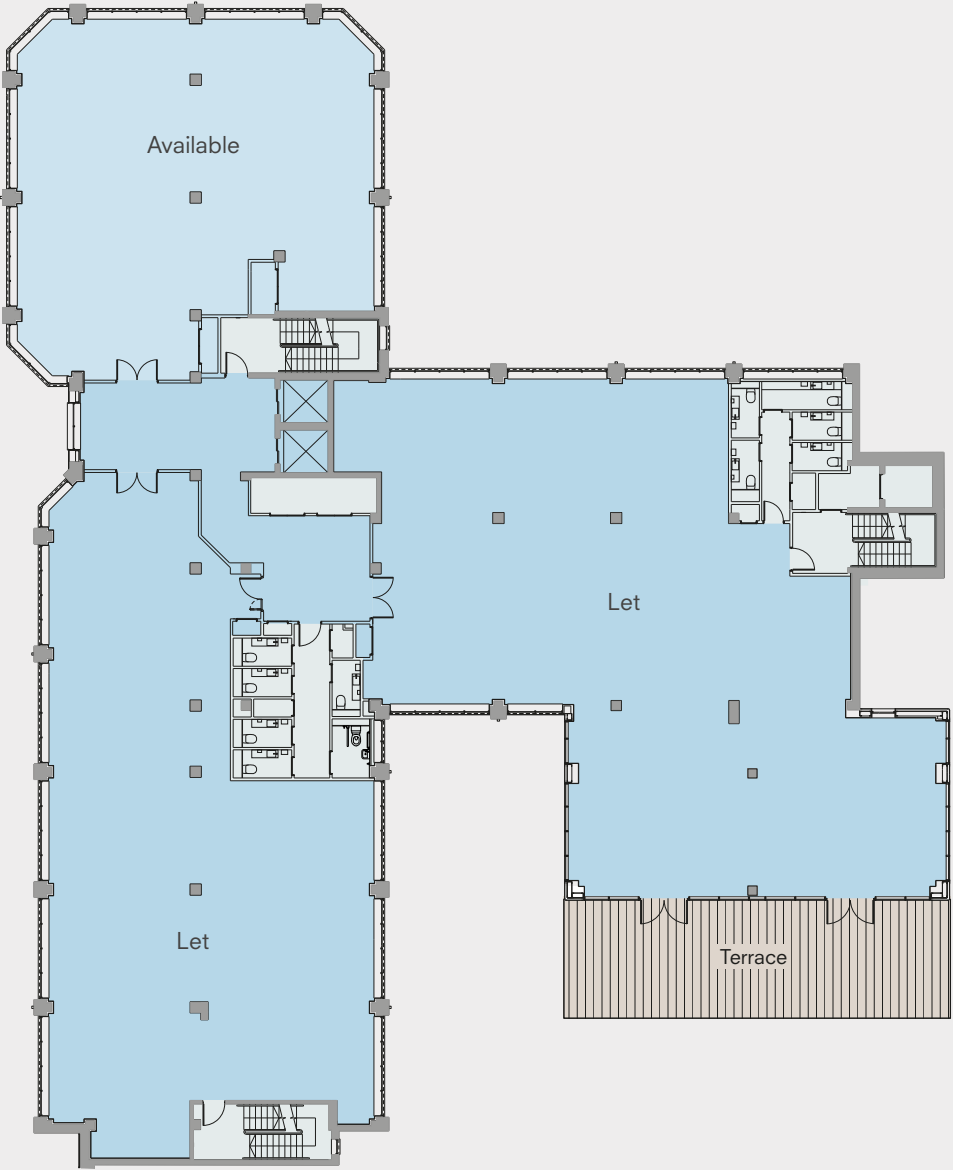
2,214 sq ft / 206 sq m

Office 6	2,214 sq ft / 206 sq m
Office 7	Let
Office 8	Let
Total	2,214 sq ft / 206 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

Third Floor

7,587 sq ft / 705 sq m

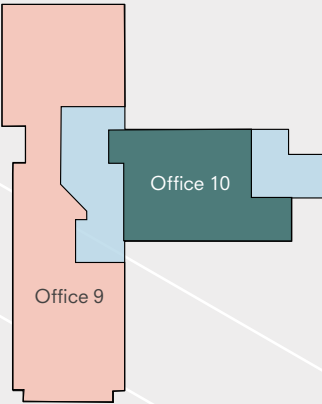
Possible sub-division options of:

Office 9 5,088 sq ft / 473 sq m

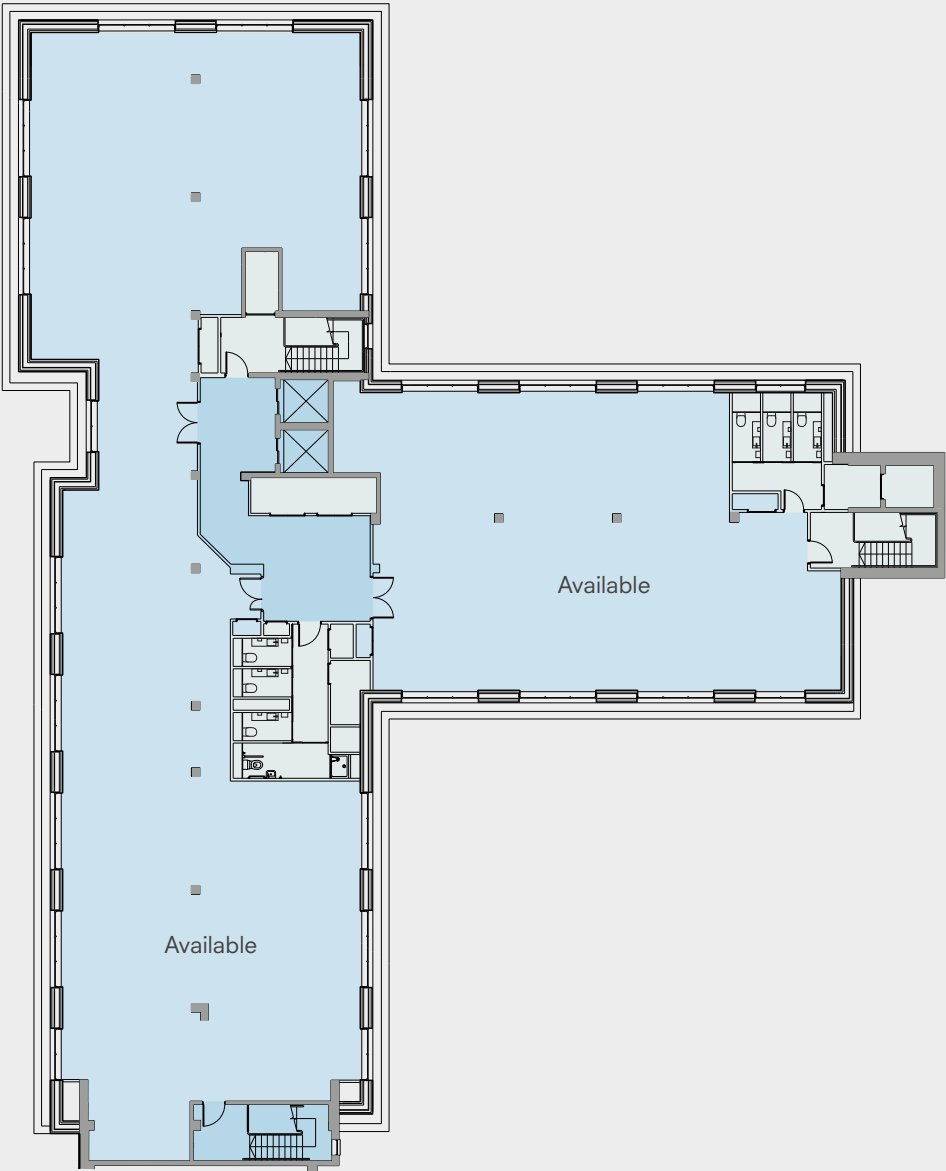
Office 10 2,499 sq ft / 232 sq m

Total 7,587 sq ft / 705 sq m

*approx net internal areas excluding lift lobby



LONDON ROAD



Workspace

Terraces

Ground Floor Plan

First Floor Plan

Second Floor Plan

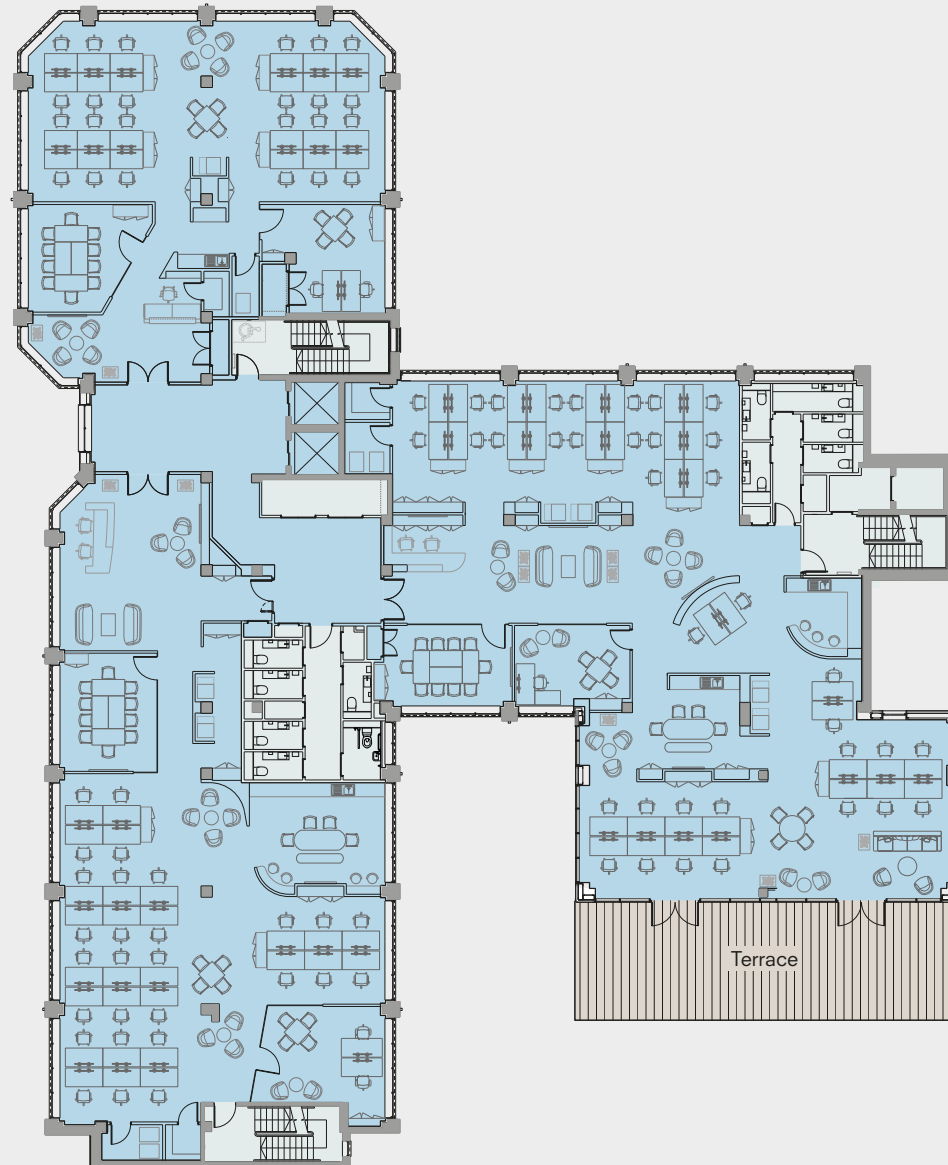
Third Floor Plan

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.

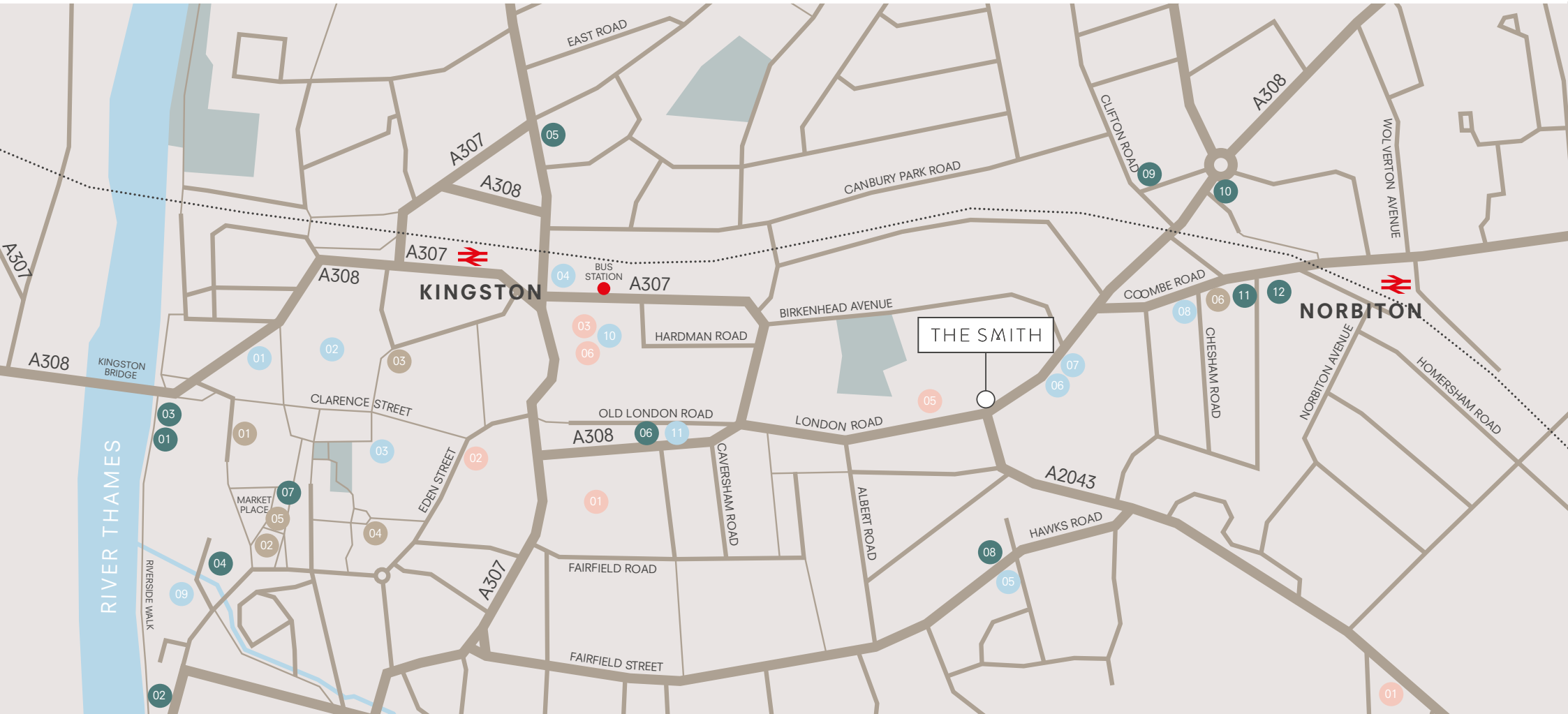
[View map >](#)

Amenities Map

Retail, Wellness & Culture

Restaurants & Cafés

Bars & Pubs



Retail & Leisure

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

Eating & Drinking

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

Cafés

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

Fitness

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

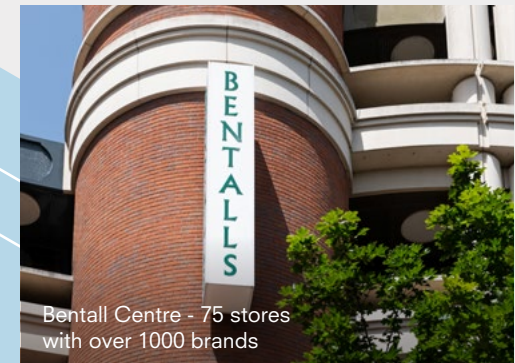
Retail, Wellness & Culture



Market Place - daily stalls for artisan food and unique gifts



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



Bentall 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



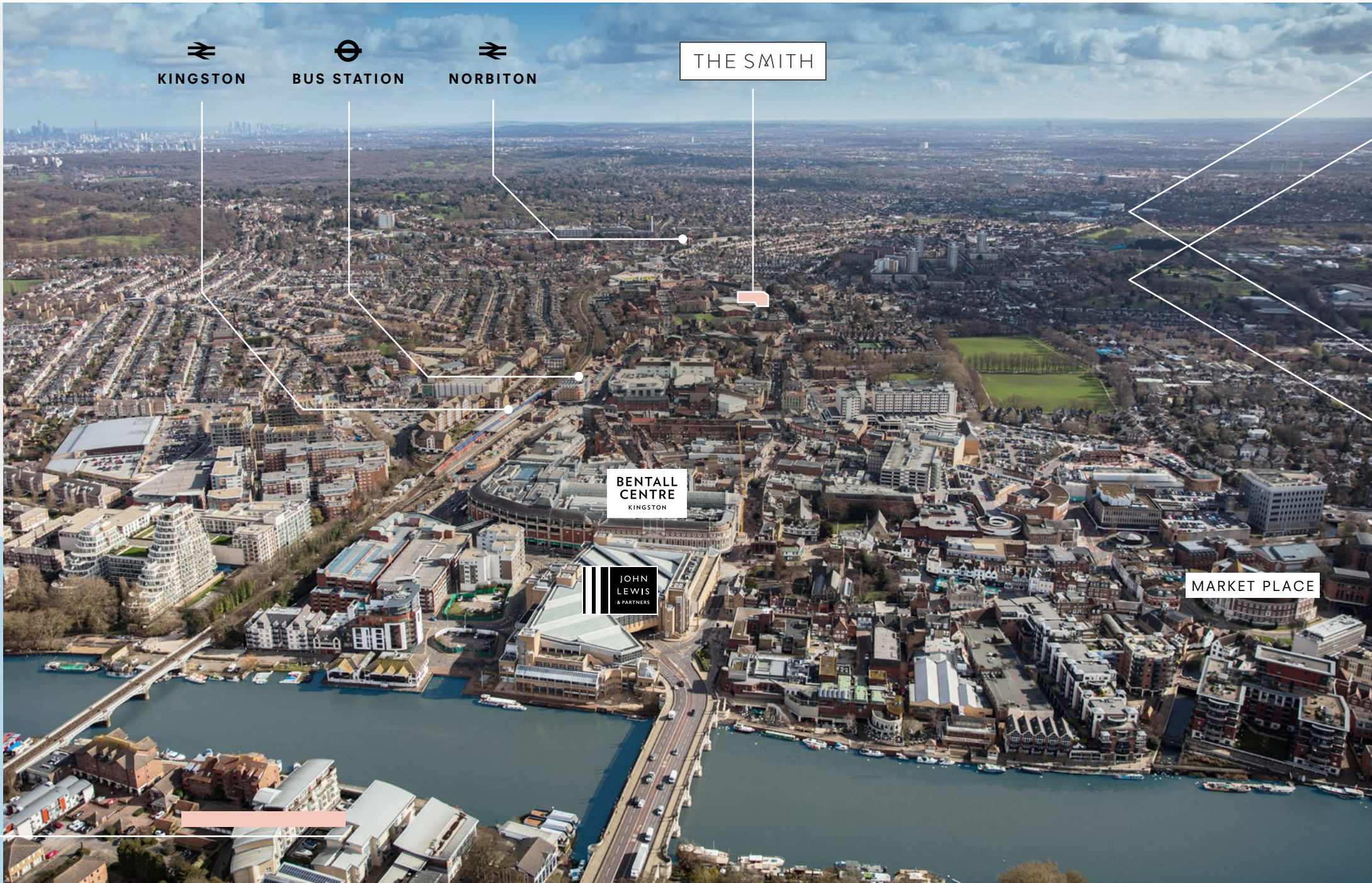
The Fighting Cock Tavern - home to legendary Outside the Box Comedy Club



The Bishop - riverside drinking and dining with a view



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

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



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

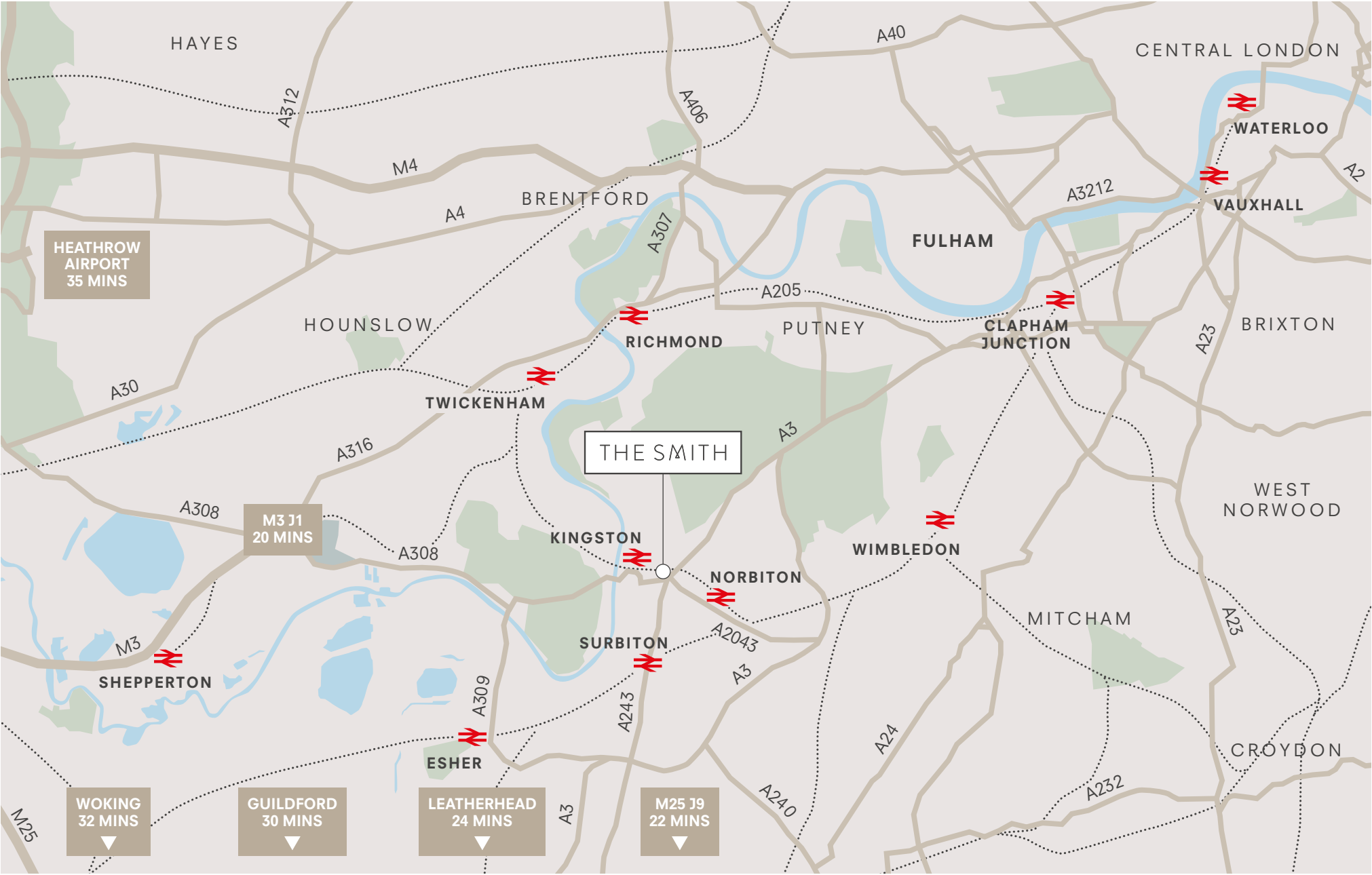
- 57** Clapham Park via Wimbledon and Tooting
- 85** Putney Bridge via Roehampton
- 131** Tooting Broadway via Raynes Park and Wimbledon
- 213** Sutton via New Malden
- 371** Richmond via Ham
- K2** Hook via Surbiton and Tolworth
- K3** Esher and Twickenham
- K4** Hook via Surbiton
- K5** Morden via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



Aerial View

Journey Times

Road Map





Contact

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