



THE SMITH

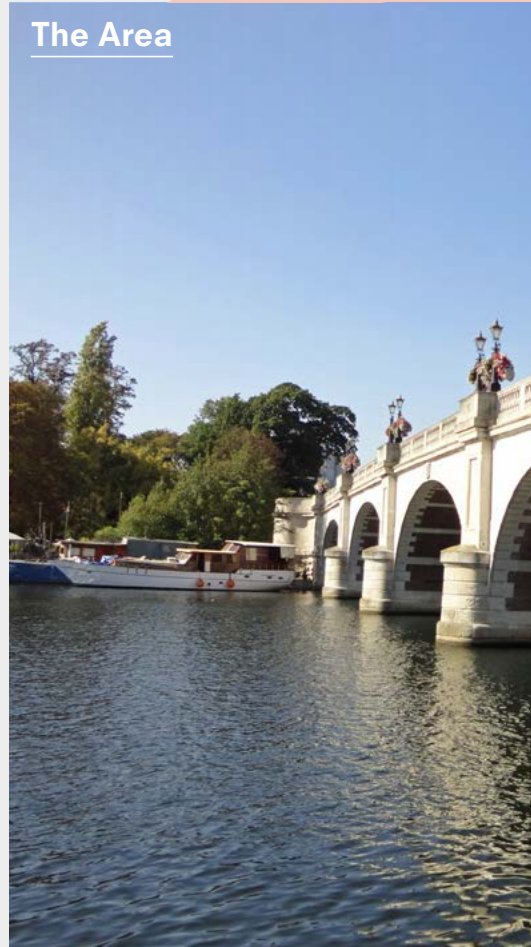
KINGSTON UPON THAMES

THE SMITH

The Building



The Area



Connections



Accommodation



Contact



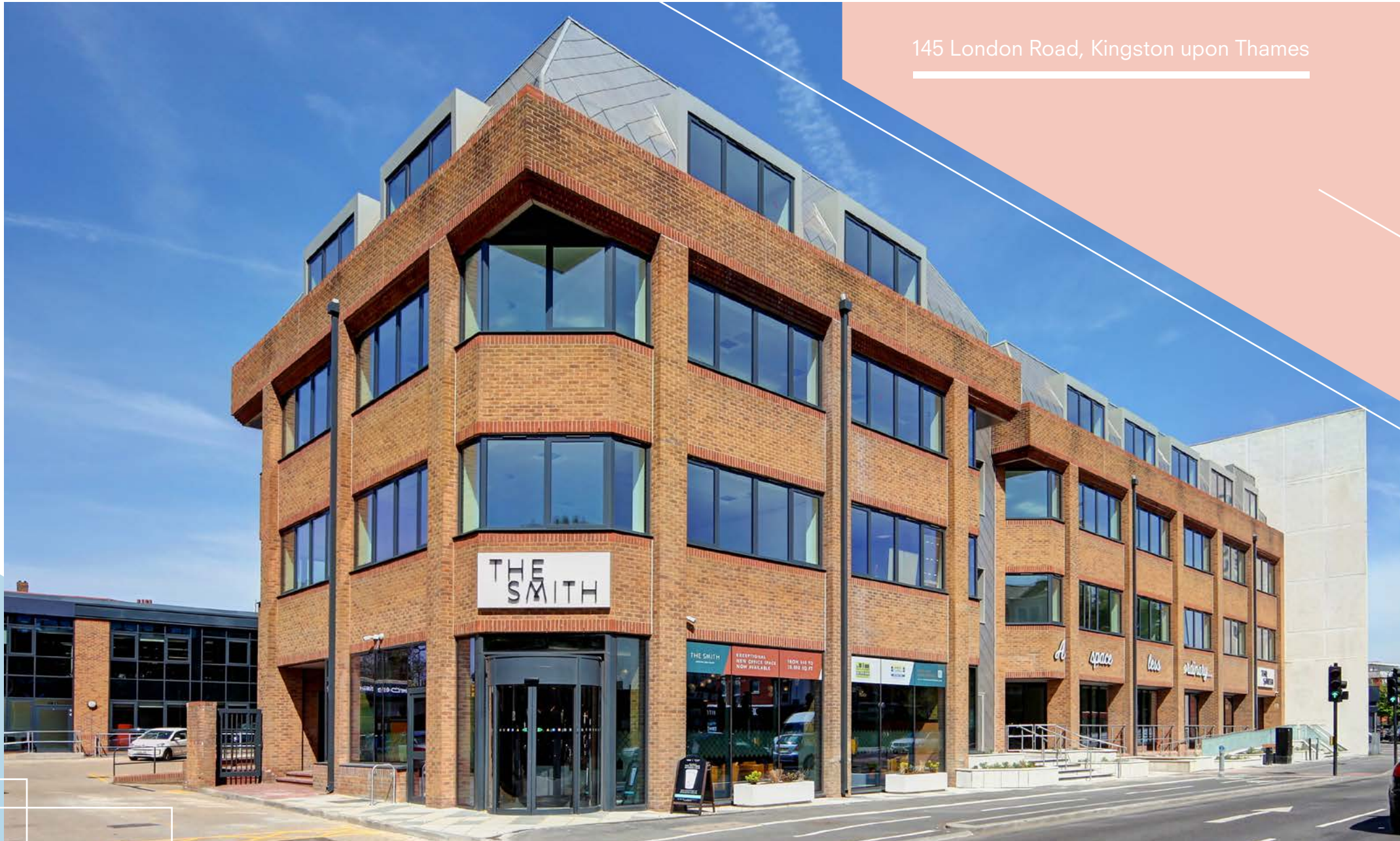


WORK REMASTERED

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



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

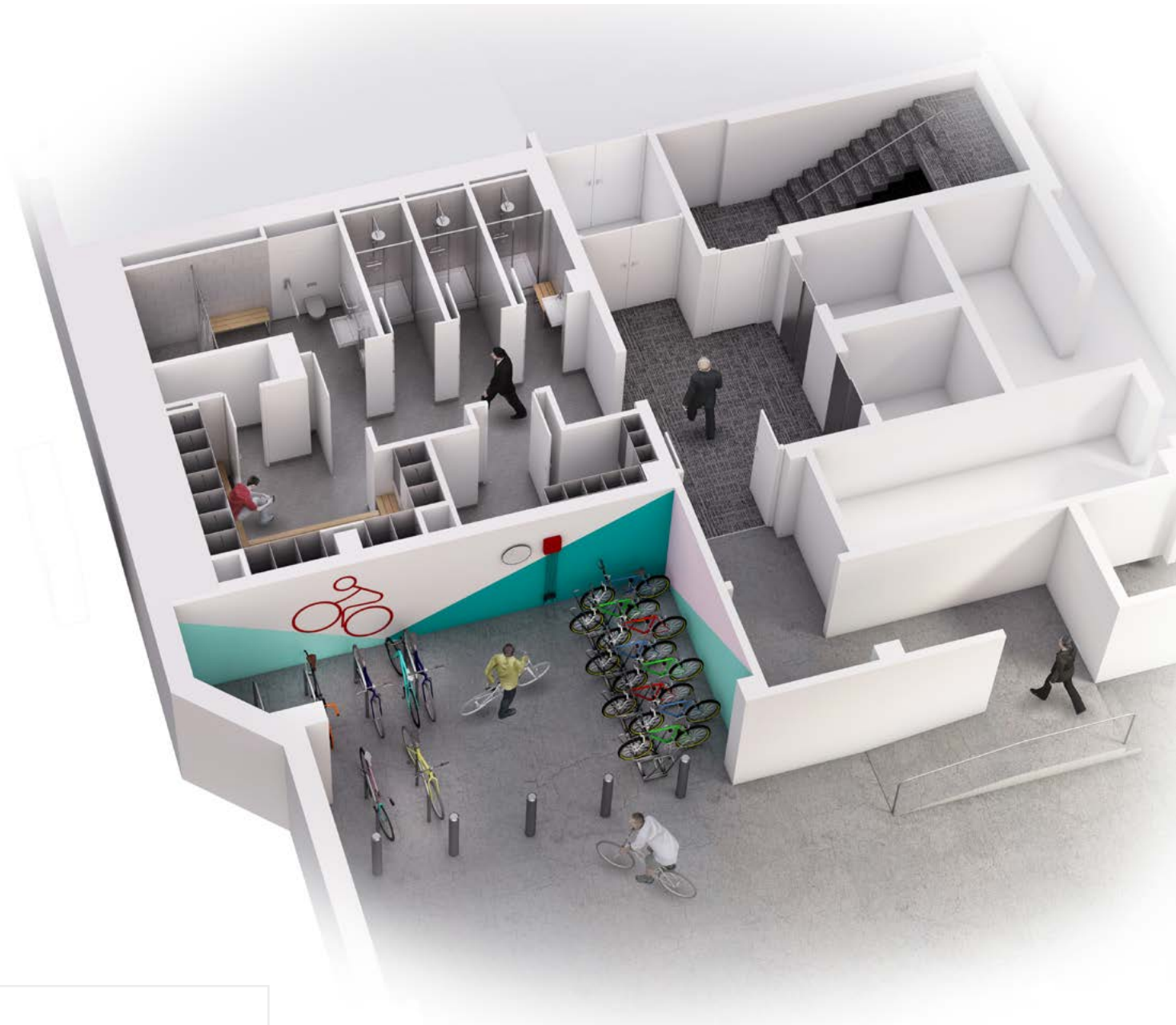
Contemporary, stylish and welcoming, the new reception features a raised level space for breakout or informal meetings.





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

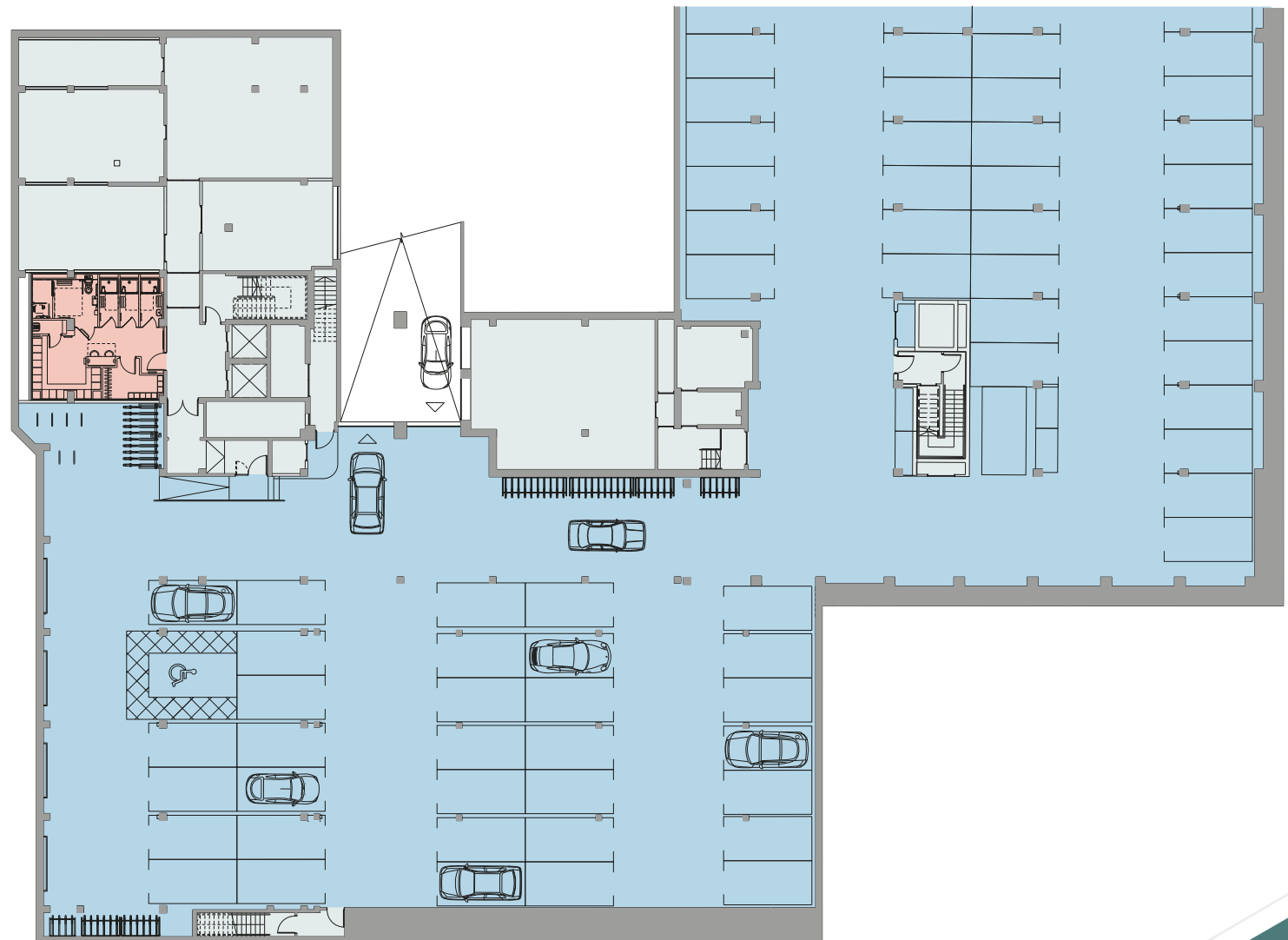
Vented lockers

10

Electric car
charge points

4

Showers



Accommodation Schedule

Available Space Remaining

Floor	sq ft	sq m
Third floor	7,587	705
Second floor		Fully let
First floor	5,222	485
Ground floor		Fully let
	12,809	1,190

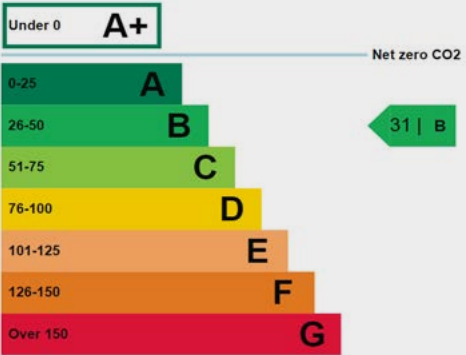
*approx net internal areas

Summary Specification

- 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).

Workspace

Terraces

Ground Floor Plan

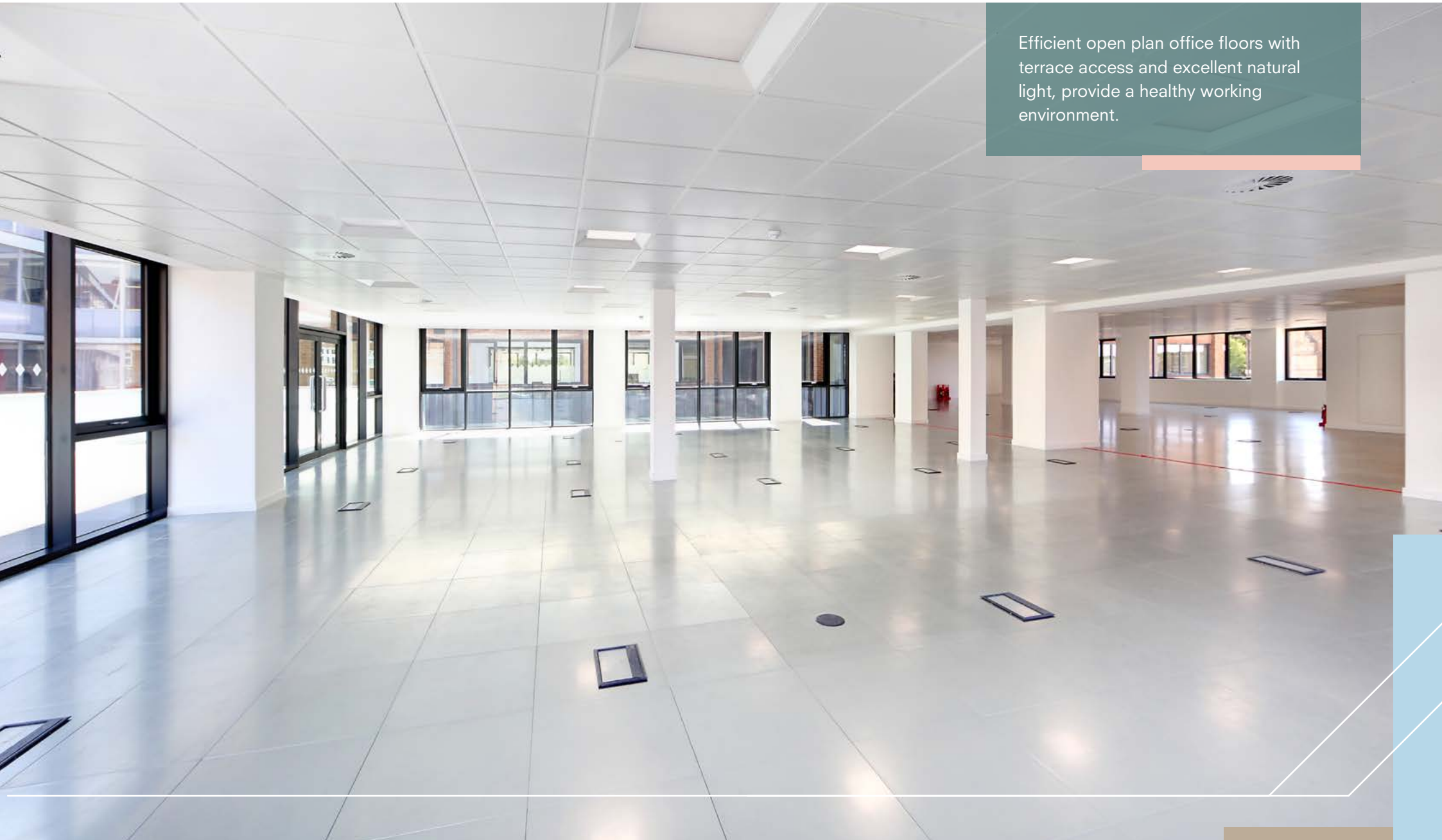
First Floor Plan

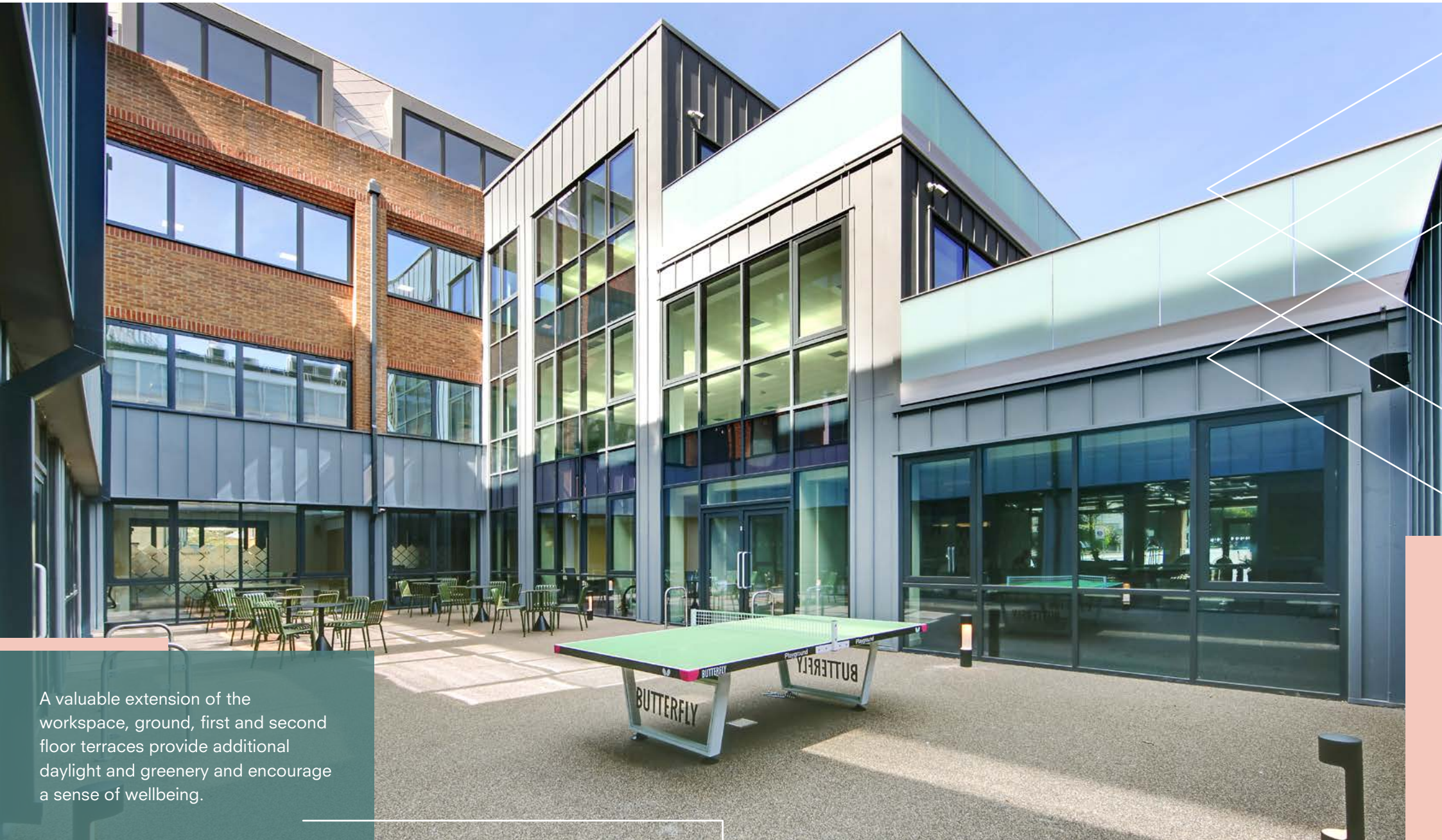
Second Floor Plan

Third Floor Plan

Space Plan

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

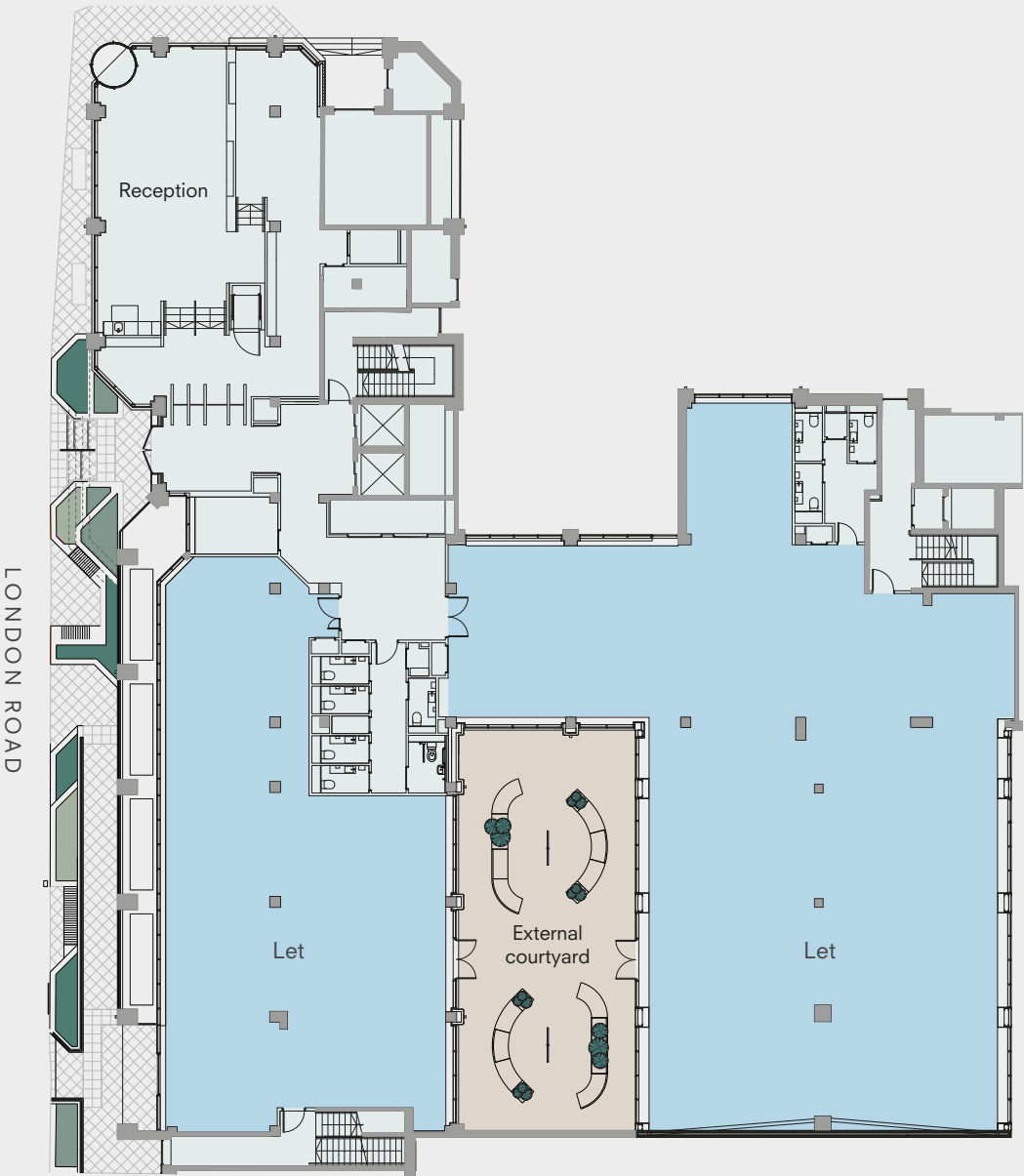
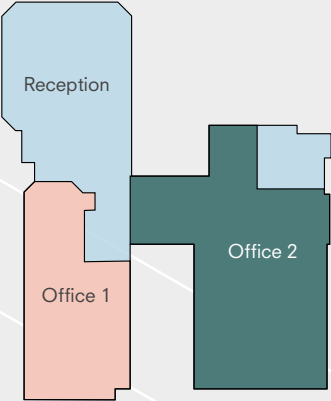
Third Floor Plan

Space Plan

Ground Floor

Fully let

- Office 1 Let
- Office 2 Let



First Floor

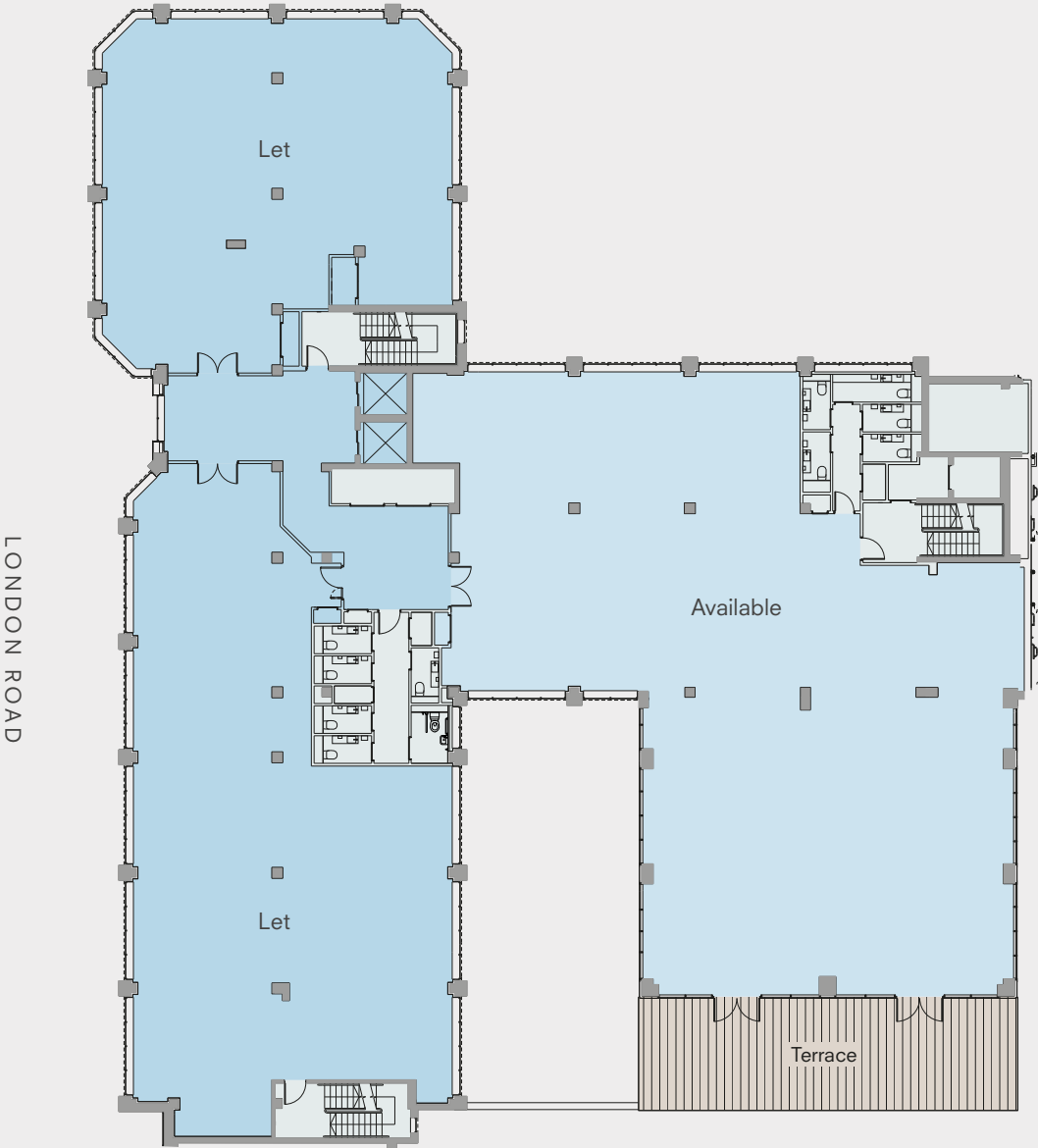
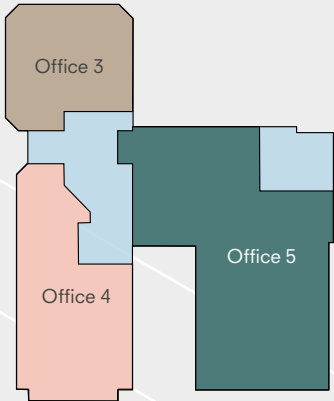
5,222 sq ft / 485 sq m

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

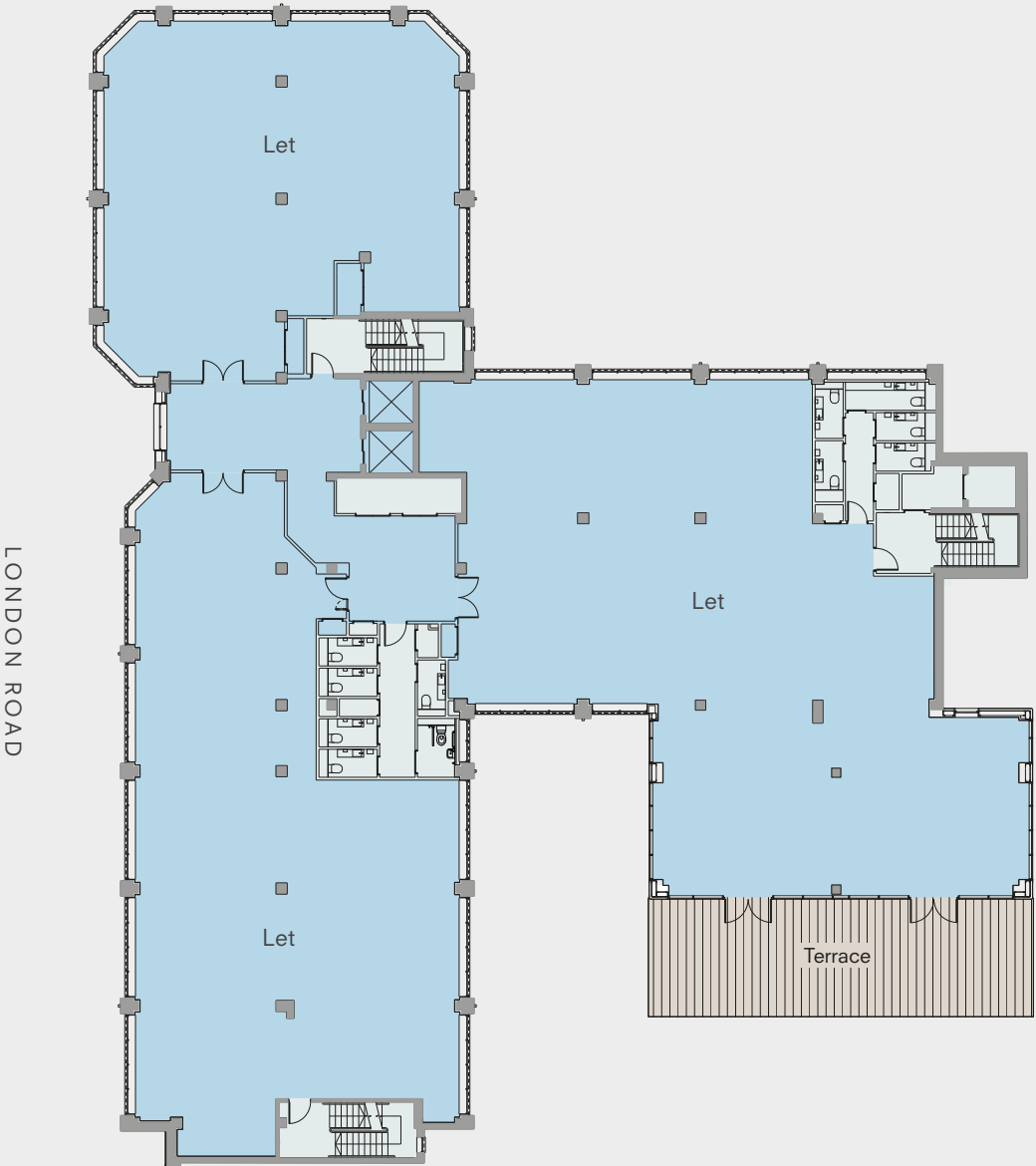
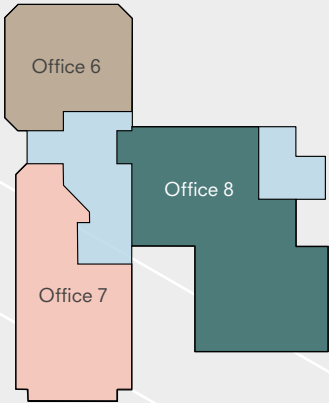
*approx net internal areas excluding lift lobby



Second Floor

Fully let

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



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

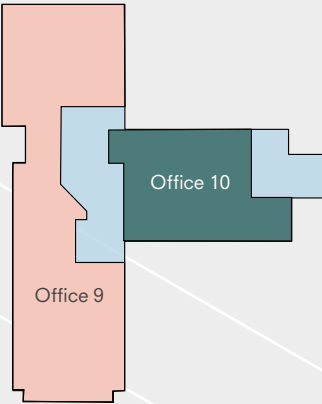
Possible sub-division options of:

Office 9 5,088 sq ft / 473 sq m

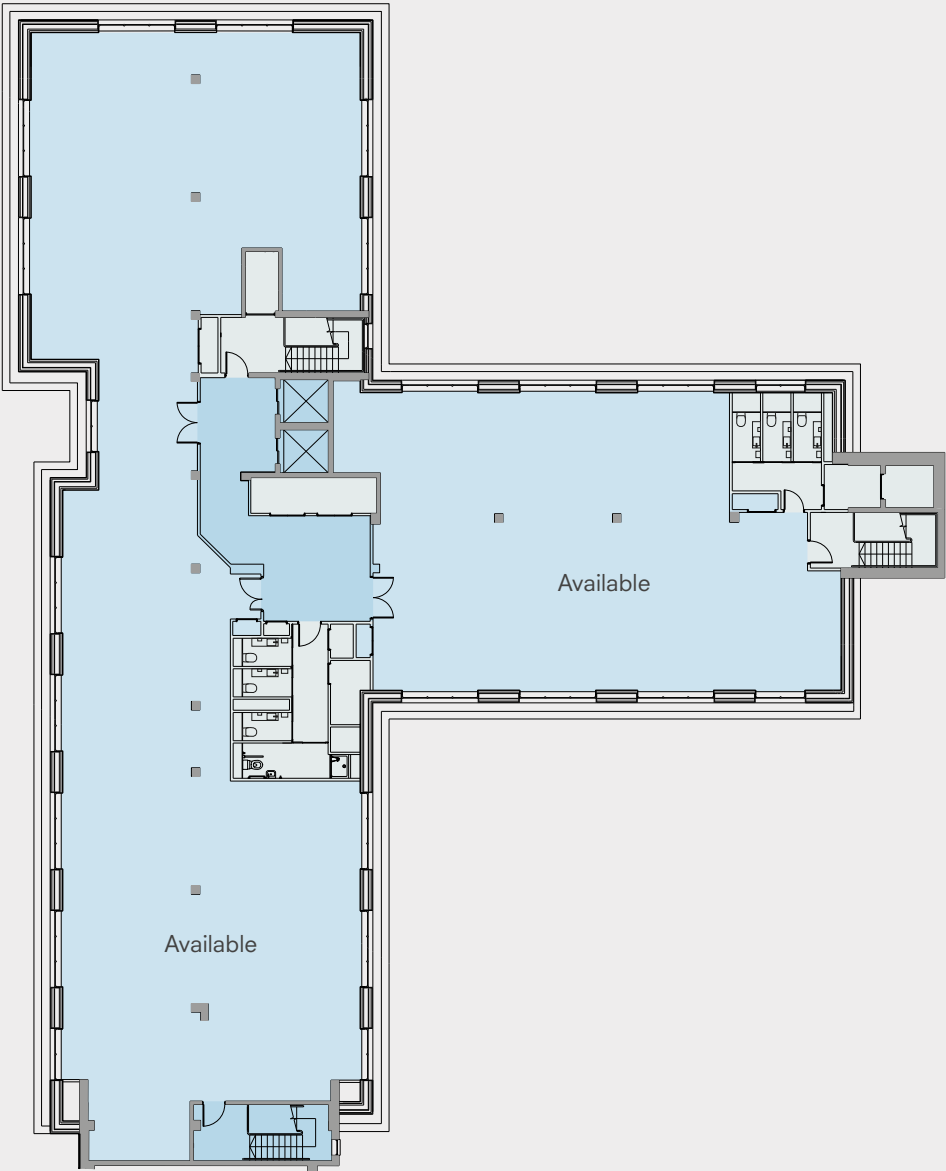
Office 10 2,499 sq ft / 232 sq m

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

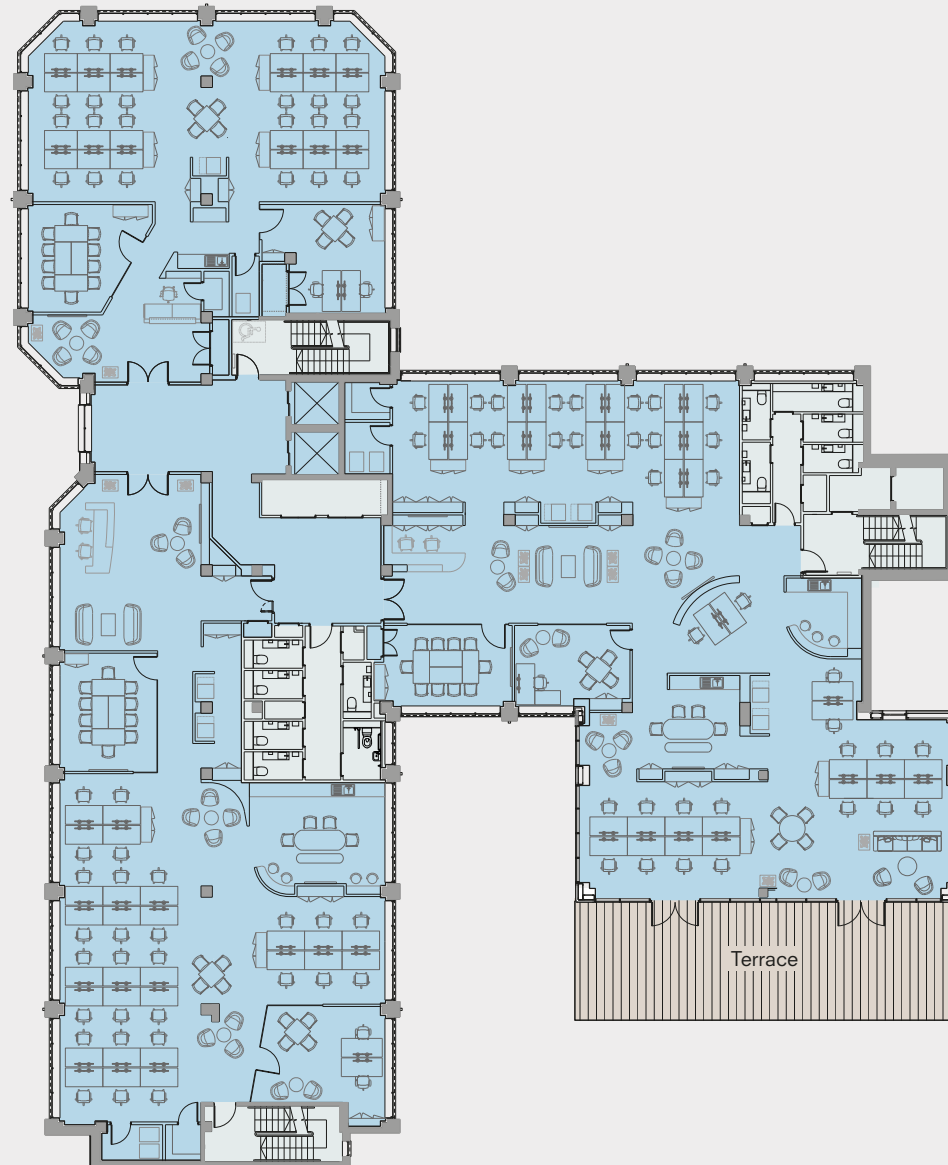
Third Floor Plan

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.

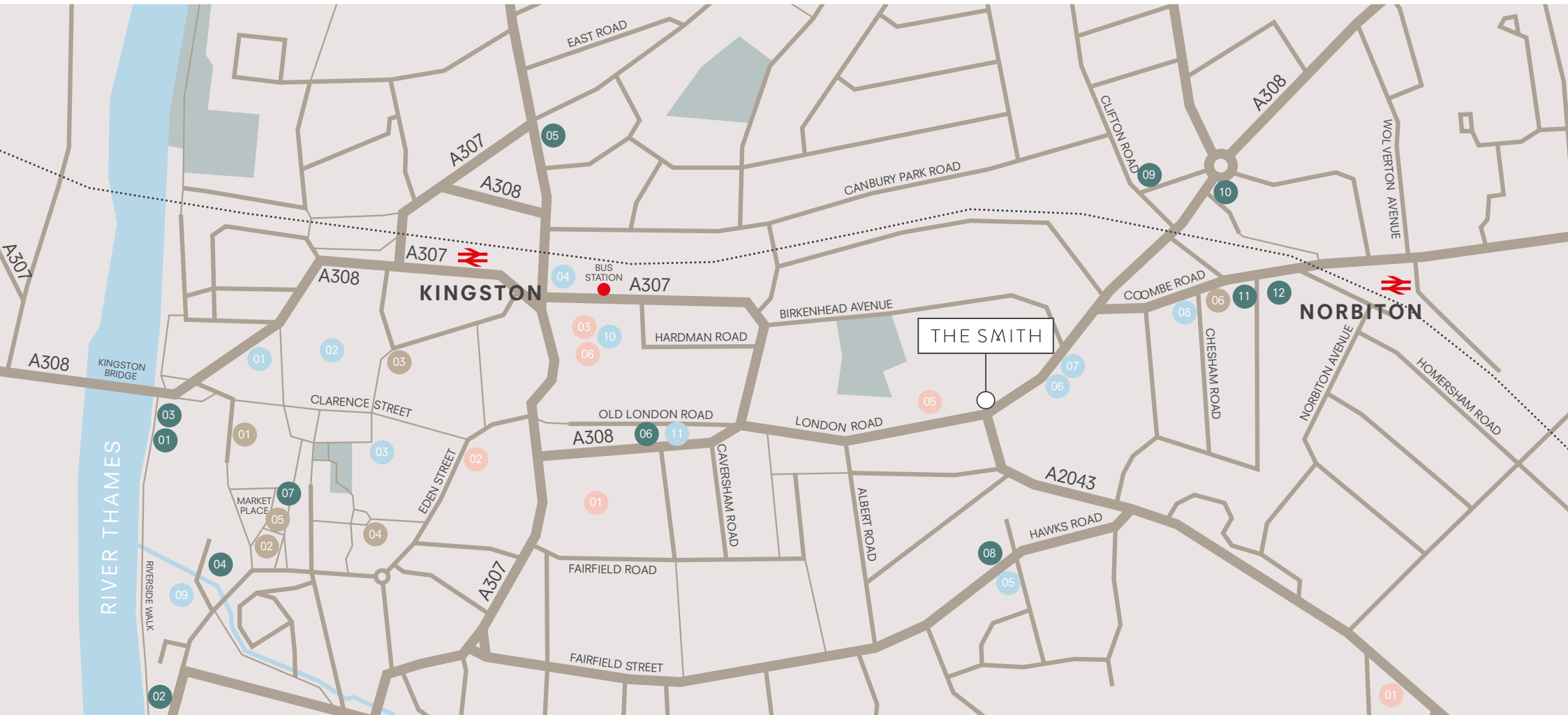
[View map >](#)

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 Ramo's Turkish Kitchen | 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 | |

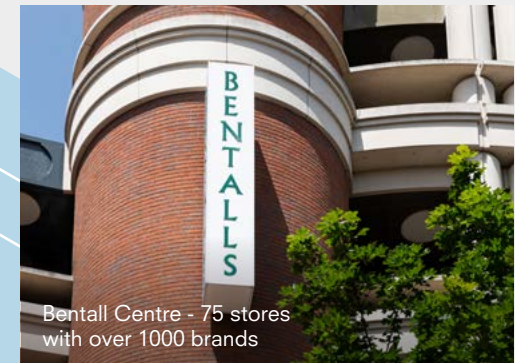
Retail, Wellness & Culture



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



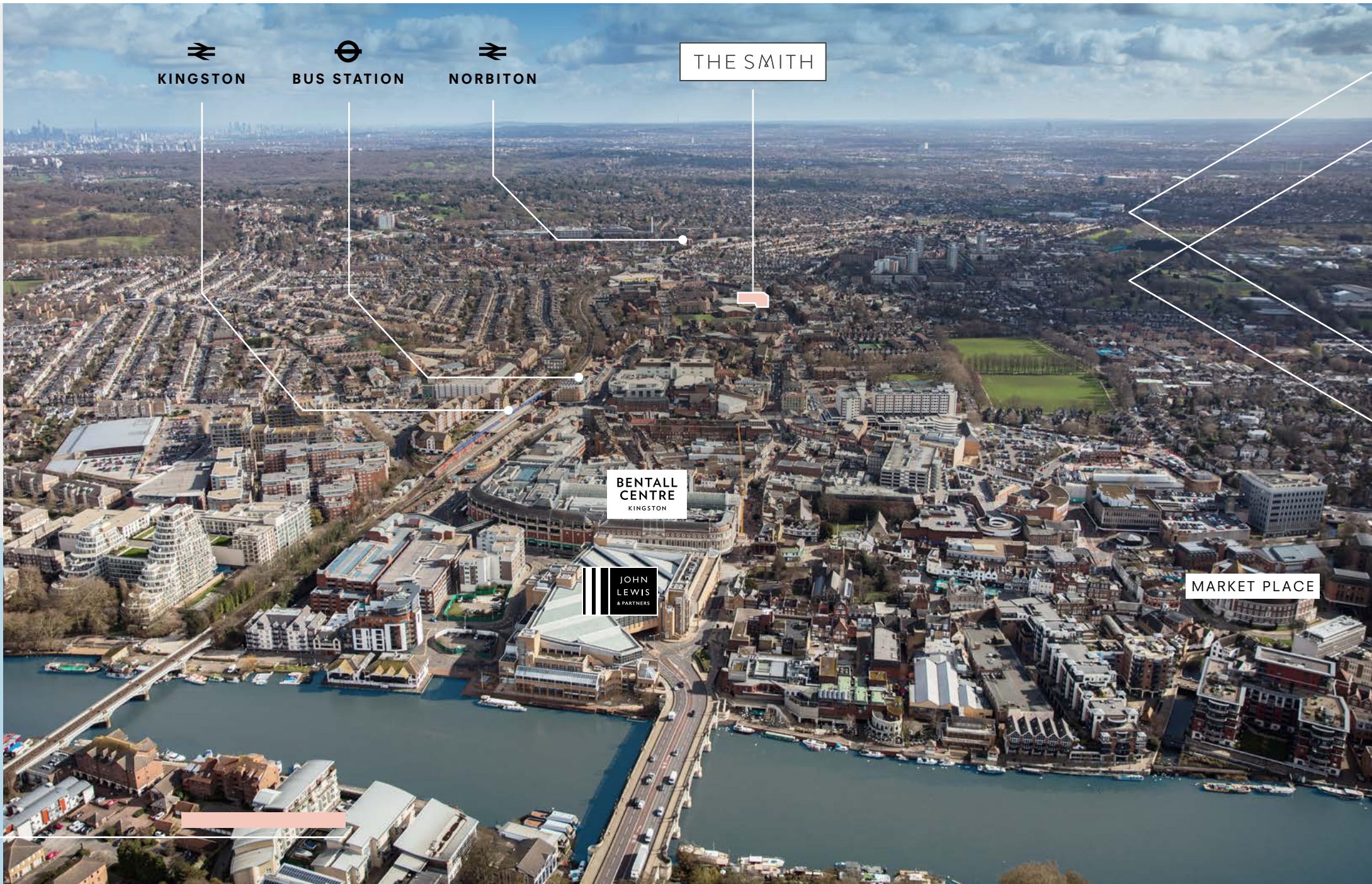
The Fighting Cock Tavern - home to legendary Outside the Box Comedy Club



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.






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

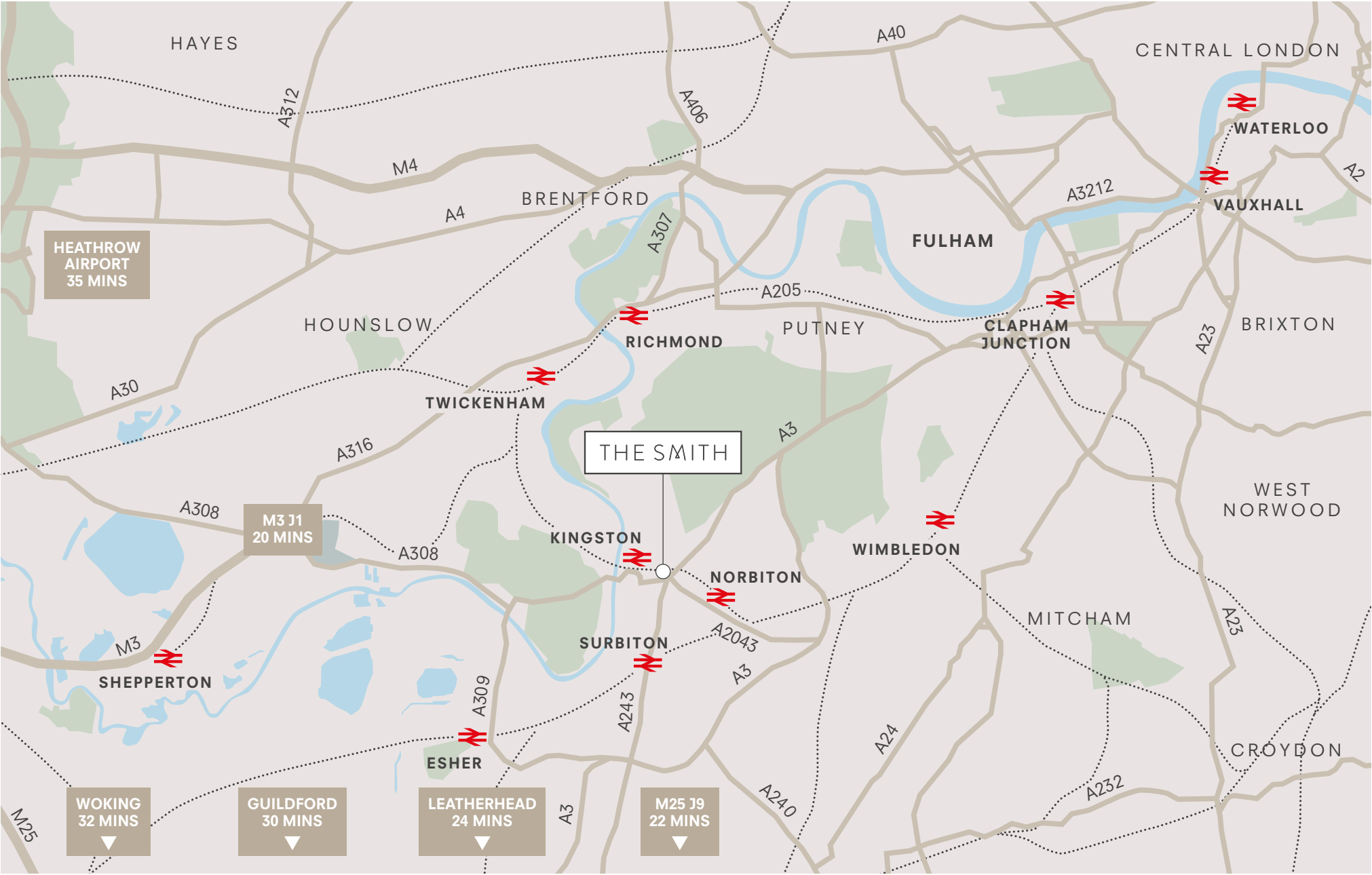
- 57** Clapham Park via Wimbledon and Tooting
- 85** Putney Bridge via Roehampton
- 131** Tooting Broadway via Raynes Park and Wimbledon
- 213** Sutton via New Malden
- 371** Richmond via Ham
- K2** Hook via Surbiton and Tolworth
- K3** Esher and Twickenham
- K4** Hook via Surbiton
- K5** Morden via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



Aerial View

Journey Times

Road Map





Contact

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