



# THE HUB @THE SMITH

KINGSTON UPON THAMES KT2 6SR

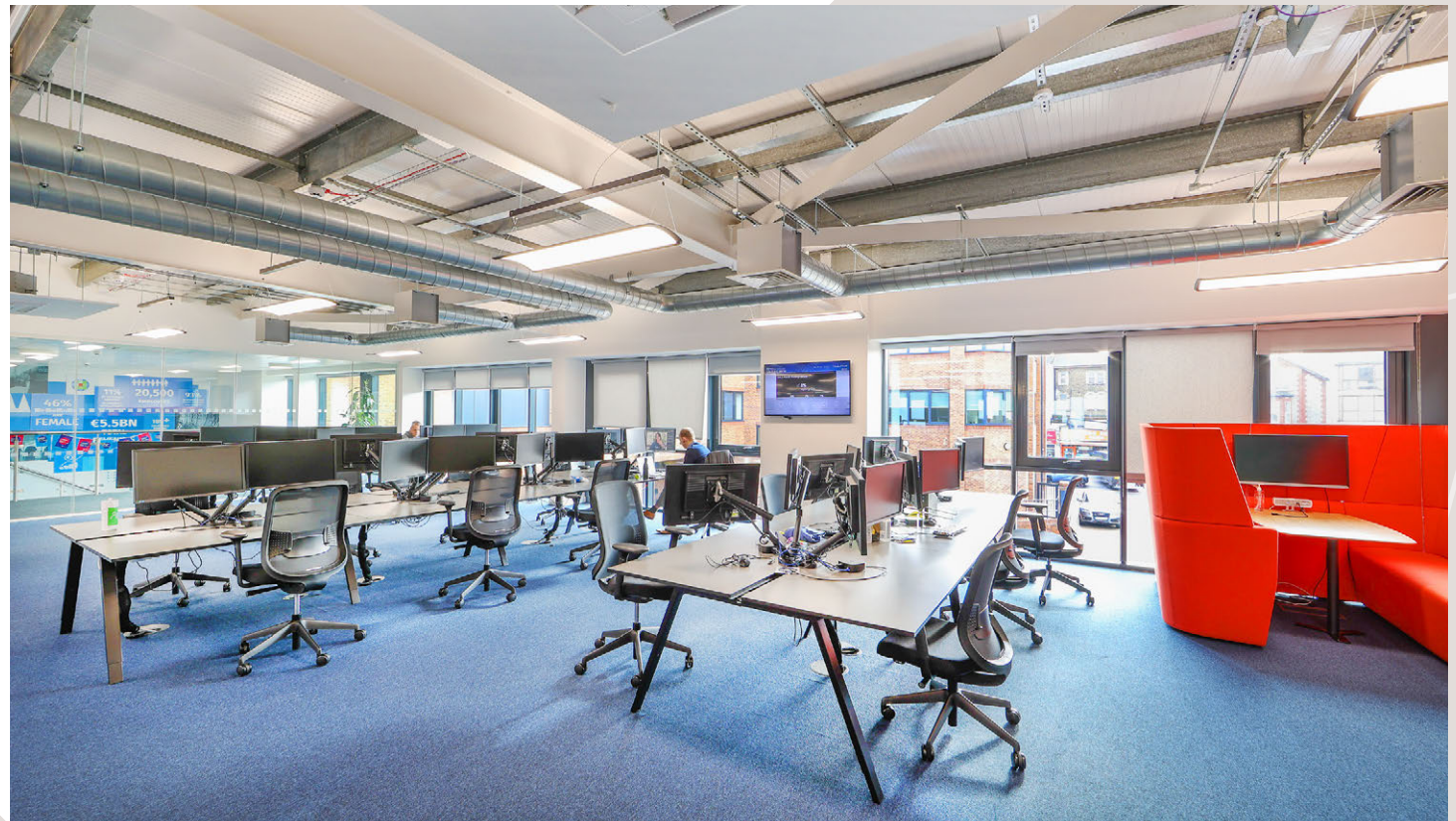
A rarely available and exciting opportunity to secure a fully fitted single open plan first floor office extending to 8,450 sq ft in the vibrant town of Kingston Upon Thames.





# THE BUILDING

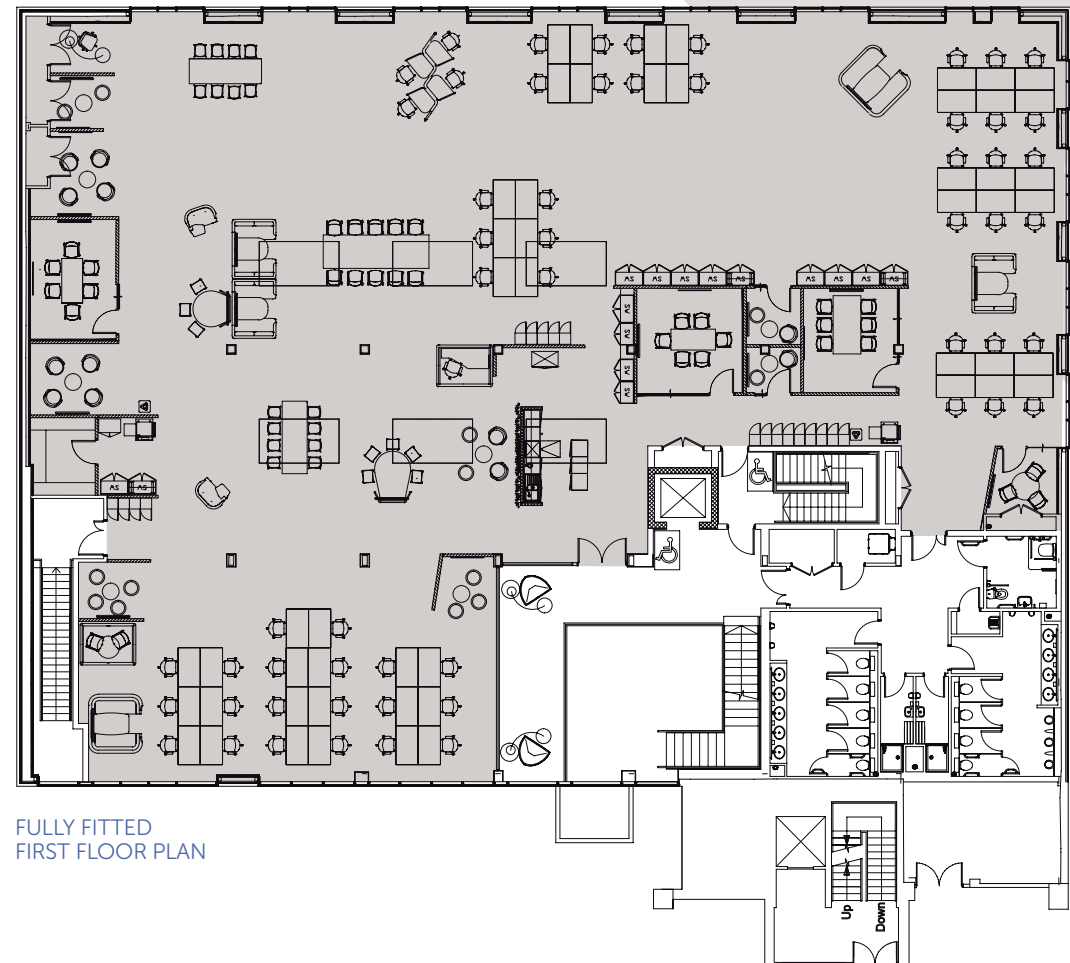
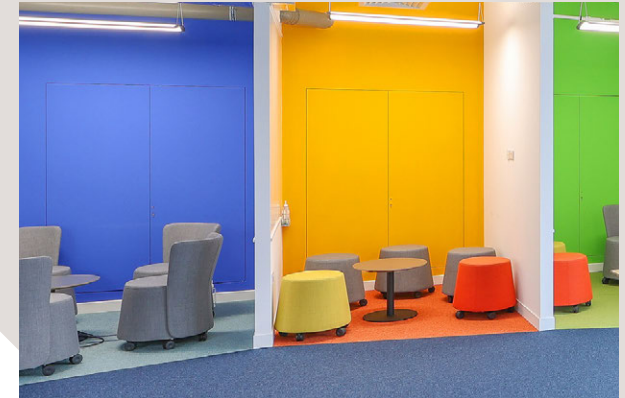
- The office comprises the entire first floor of this modern two storey office pavilion style building and comes with 15 secure basement and ground level car parking spaces.
- The contemporary office design with exposed services and plentiful natural daylight comes complete with a full fit out ready for an occupier to use the space straight away.
- Whilst retaining the largely open plan layout, the office comes pre-fitted with:
  - An array of 4 meeting rooms of differing sizes
  - 2 acoustically insulated two person work rooms
  - Stand alone meeting pods
  - Fully fitted tea preparation area including sink, microwave and fridge freezer
  - Extensive workstation desking with ergonomic chairs and pre-fitted double display monitors to each desk
  - A wide range of break out areas with casual furniture
  - High and low level collaborative work stations
  - Solo and group work booths
  - All ready configured with power and IT connectivity
- The first floor office is accessed via lift or stairs from a generously proportioned bright and contemporary double height reception space with communal break out and waiting areas.
- The office suite includes its own dedicated WC's and showers with full accessible facilities.
- Available to let on highly competitive terms to include all of the existing high quality fixtures fittings and furnishings.





# SUMMARY SPECIFICATION

- > VRV fan coil heating/cooling
- > Raised access flooring with sub-floor power distribution and floor boxes
- > Stunning new double height reception with level access and break out space
- > Grade A office space with enhanced energy conservation provisions
- > Extensive existing office fit-out to include meeting room and kitchen provisions, furniture and IT
- > Programmable LED lighting with local presence detection set within contemporary exposed ceiling level
- > High levels of natural daylight through glazed rooflights
- > Stylish self-contained WC facilities
- > Secure building access control systems to office and basement car park facilities
- > External CCTV coverage
- > 13 person lift access from ground to first floor
- > 15 basement or ground level parking spaces
- > Extensive secure covered cycle storage spaces
- > 2 dedicated shower rooms plus disabled wet room shower facility
- > EPC Rating: B(37)



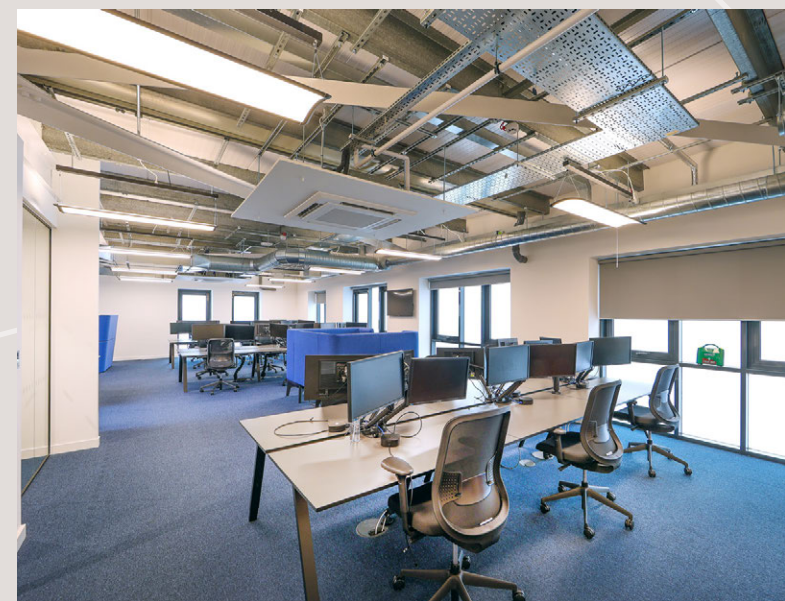
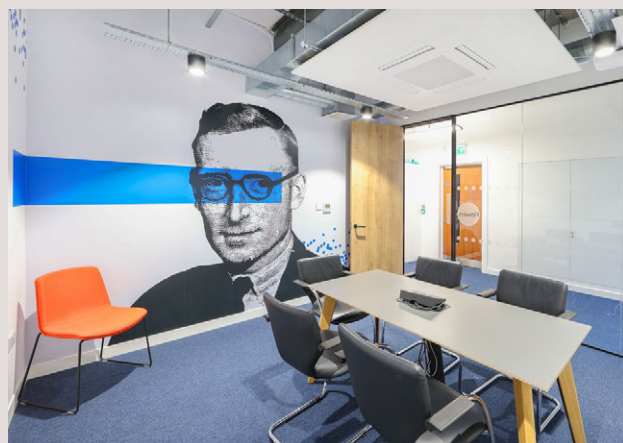
FULLY FITTED  
FIRST FLOOR PLAN







Secure building access control systems to office and basement car park facilities



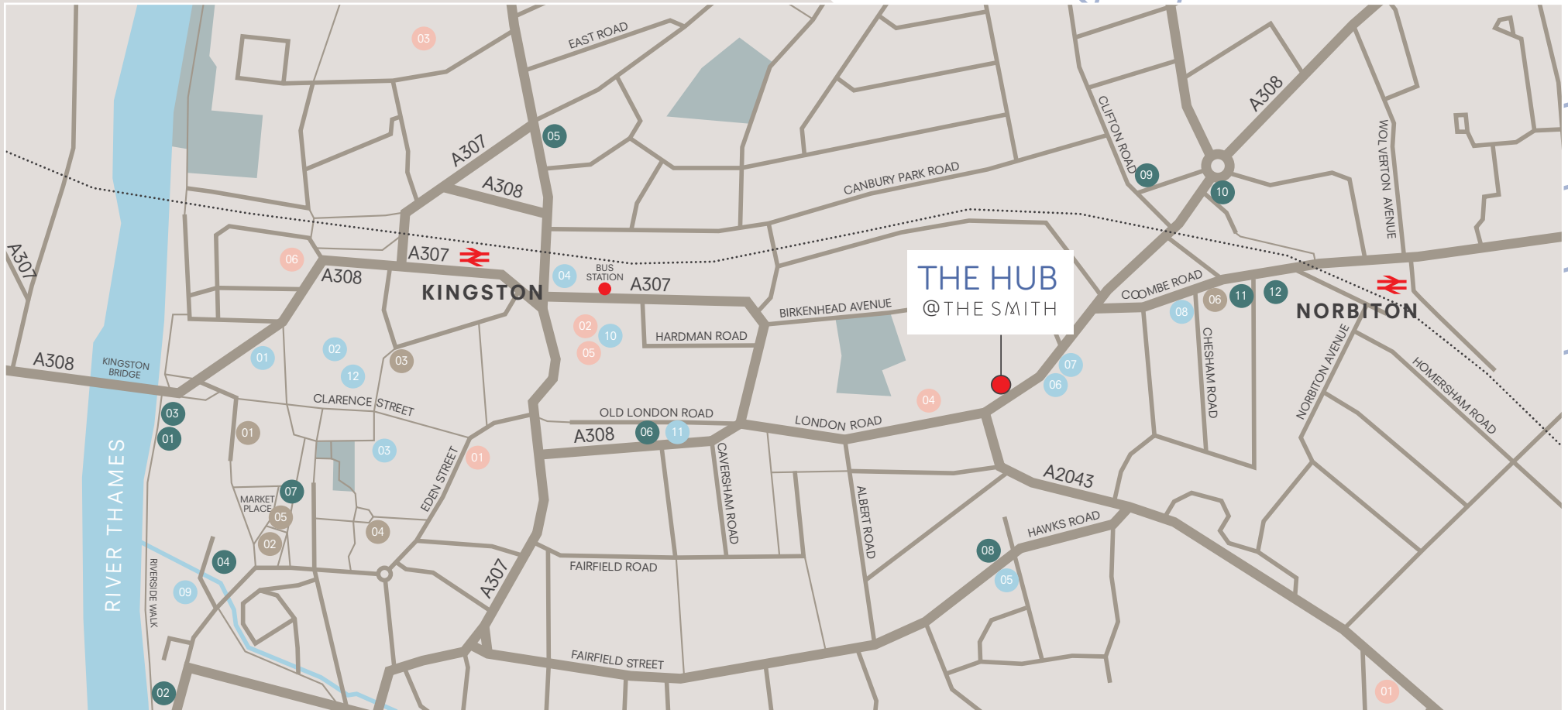


## LOCATION

- The Hub @ The Smith is located at 145 London Road, one of the main thoroughfares in Kingston Upon Thames.
- There are two nearby train stations – Norbiton station six minutes away on foot and Kingston station just eight minutes away – both connecting you to central London.
- There are also plenty of bus routes which service London Road, central Kingston Upon Thames and the surrounding areas.
- Kingston Town Centre with its excellent range of shops, restaurants, gyms and other leisure facilities is within a 9 minute walk, offering great amenities for staff.



# LOCAL AMENITIES



## Retail & Leisure

- |                  |                           |                                |
|------------------|---------------------------|--------------------------------|
| 01 John Lewis    | 05 Post Office            | 09 Rose Theatre                |
| 02 Bental 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          | 12 Curzon Cinema               |

## Eating & Drinking

- |                 |                         |                        |
|-----------------|-------------------------|------------------------|
| 01 The Bishop   | 05 Obon                 | 09 The Norbiton        |
| 02 Stein's      | 06 Thai on Thames       | 10 The Black Horse     |
| 03 Haché & Cote | 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 The Gym         | 04 Strive          |
| 02 David Lloyd     | 05 GetBodyFit      |
| 03 Nuffield Health | 06 Anytime Fitness |



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145 London Road, Kingston upon Thames KT2 6SR

For further information or to arrange a viewing please contact:



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