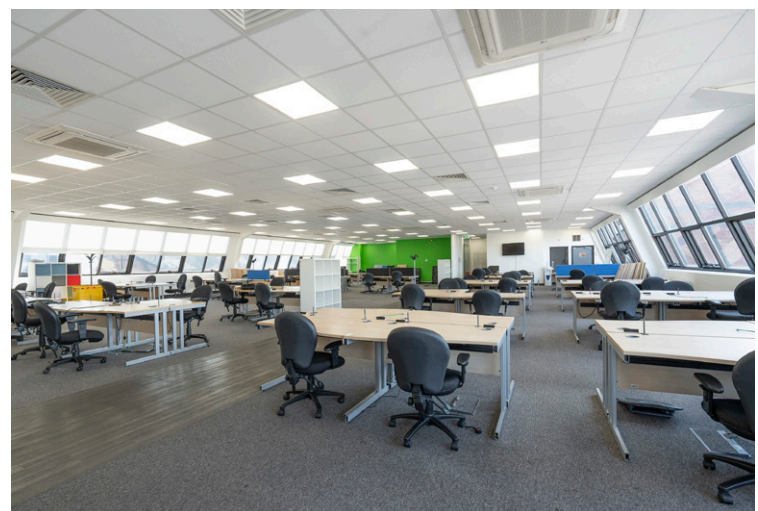
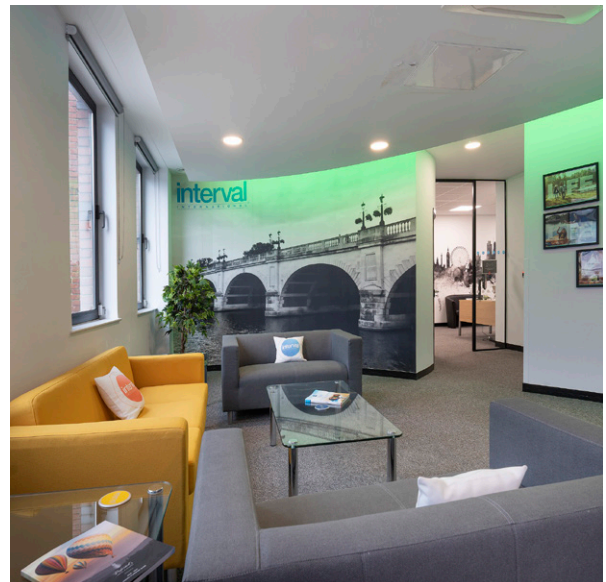


HIGH QUALITY MODERN
OFFICE ACCOMMODATION WITH
GOOD CAR PARKING
5,381 TO 23,355 SQ FT TO LET
SITUATED AT THE HEART OF
KINGSTON TOWN CENTRE

MITRE HOUSE

1 CANBURY PARK ROAD,
KINGSTON UPON THAMES, KT2 6LZ



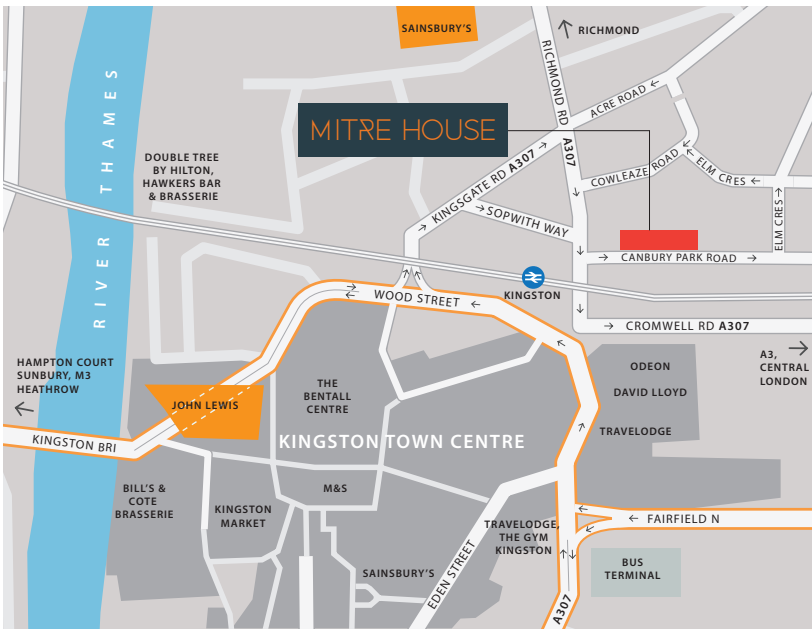
MITRE HOUSE

1 CANBURY PARK ROAD,
KINGSTON UPON THAMES, KT2 6LZ

DESCRIPTION

Mitre House comprises a striking modern 3 storey office building with an impressive double-height reception area which is served by a main stairwell and two passenger lifts.

The available accommodation comprises part ground and first floor wings and the entire second floor. The space is fitted out to a good standard with some data cabling in place, so could offer plug & play opportunities. Car parking is available beneath the building together with a large number of spaces available nearby on a separate licence.



AVAILABILITY

Floor	sq ft	sq m
Second (East wing)	5,930	551
Second (West wing)	5,560	517
First (West wing)	5,381	500
Ground (East wing)	6,484	602
Total	23,355	2,170

SPECIFICATION

- 2 x 10 person passenger lifts
- Comfort cooling & mechanical ventilation system
- Double glazed windows
- Kitchen breakout area in each wing
- Male, female & disabled toilets in each wing
- Recessed LED lighting
- Suspended ceilings
- Video entry system
- On-site car parking
- EPC Rating - C 59



VIEWING

Strictly by appointment through the joint letting agents.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2023. Updated August 2024.



Andy Armiger
andy@cattaneo-commercial.co.uk
07973 207 424

Tim Wilkinson
tim@cattaneo-commercial.co.uk
07973 302 814



Crispin d'Albertanson
crispin@snellers.com
07710 066 629