

# FLEXIBLE OFFICE SPACE TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

A NUMBER OF SUITES OF APPROXIMATELY 2,000 SQ. FT

**NEVILLE HOUSE, EDEN STREET, KINGSTON UPON THAMES, KT1 1BW**



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **TOWN CENTRE LOCATION**
- **FLEXIBLE TERMS**
- **RENT £10 PSF EXCLUSIVE**
- **PARKING MAY BE AVAILABLE BY NEGOTIATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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## AVAILABILITY

Unit	Floor	Net Area (Sq Ft)	Rent PA	Rateable Value	Available From
Rear Suite	5th	2,021	£20,210	£41,500	Now
Front Suite	4th	2,030	£20,300	£38,000	Now
Rear Suite	2nd	2,027	£20,270	TBC	Now
Front Suite	2nd	2,033	£20,330	TBC	Now

## LOCATION

Neville House is prominently situated in the centre of Kingston upon Thames, within the Eden Walk development. Kingston is famous for its shops, bars, restaurants and cafes which are all within easy reach of the property.

The river Thames is approximately 300m to the west of the property and Kingston main-line train station is approximately 350m to the north.

Parking is available by negotiation at the adjacent Eden Walk multi storey car park.

## DESCRIPTION

Neville House offers modern flexible office accommodation arranged over 5 floors with intercom entry and passenger lift.

Smaller suites may be considered, subject to terms to be agreed.

## AMENITIES

- Parking may be available by separate negotiation
- Comfort cooling to some suites
- Passenger lifts
- Flexible terms
- Entry phone system

## LEASE TERMS

Available on new flexible lease terms.

## RENT

£10 per sq. ft exclusive. VAT is applicable.

## SERVICE CHARGE

Further details upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
sharon@snellers.com

020 8977 2204



**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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