

Our ref: AGA/Is/Platinum House

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

PLATINUM HOUSE, ST MARK'S HILL, SURBITON, SURREY KT6 4QD

We have pleasure in attaching herewith the new marketing brochure for the high quality offices currently available in this landmark town centre office building adjacent to Surbiton mainline railway station.

Following the successful letting of the 5th floor, we now have the below suites available:

Floor	Area Sq Ft	Area Sq M	Car Parking Spaces	Rent Per Annum exclusive	Business Rates Payable (2026/27)
Fourth Floor	4,621	429.3	7	£166,356	£63,360
Third Floor	11,300	1,049.8	17	£406,800	£145,200
* Second Floor	11,487	1,067.2	18	£413,523	To be assessed
First Floor	3,612	335.6	5	£130,032	£55,200
Total	31,020	2,881.9	47	-	-

*The Second Floor can be split into Suites of approximately 4,818 and 6,309 sq ft (447.6 & 586 sq m).

The offices are available on new Full Repairing and Insuring lease(s) for terms to be agreed.

EPC rating: Being assessed.

If you require any further information or wish to arrange to inspect the premises, then please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 or at andy@cattaneo-commercial.co.uk.

Yours faithfully,

Cattaneo Commercial

CATTANEO COMMERCIAL

Enc



PLATINUM HOUSE

SURBITON, SURREY KT6 4QD

HIGH QUALITY PLUG & PLAY OFFICES WITH STUNNING VIEWS AND GOOD PARKING
ADJOINING SURBITON MAINLINE RAILWAY STATION

3,612 – 31,020 SQ FT (335.6 TO 2,881.9 SQ M) APPROX TO LET



PLATINUM HOUSE

SURBITON, SURREY

A PRIME BUSINESS LOCATION ADJACENT
TO SURBITON TRAIN STATION



Platinum House comprises a six-storey headquarters office building located in the town centre of Surbiton, having been comprehensively refurbished approximately 8 years ago. The available accommodation comprises the entire 2nd and 3rd floors and self-contained wings on the 1st and 4th floors which are approached by an impressive reception area which has just been comprehensively refurbished with three 10 person passenger lifts.

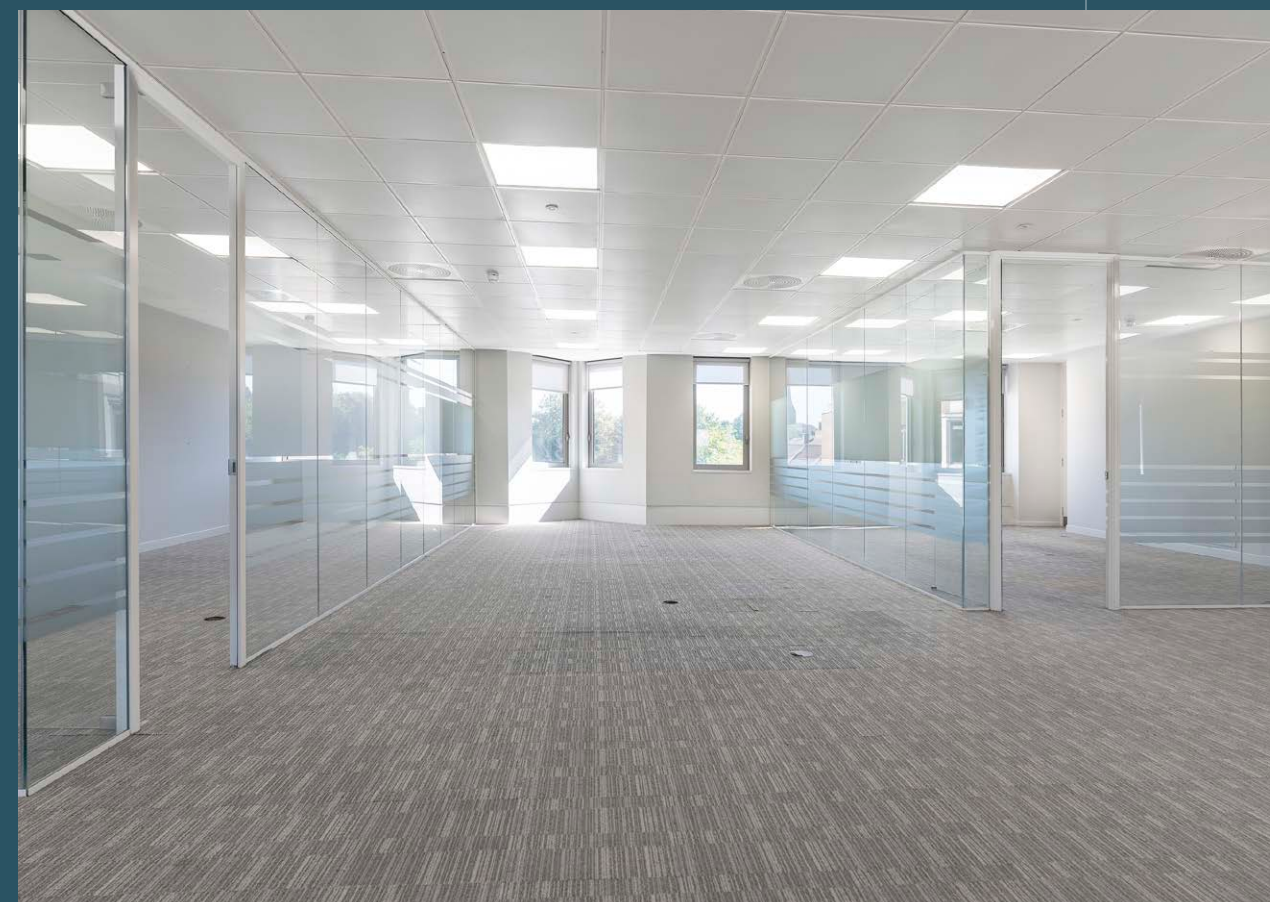
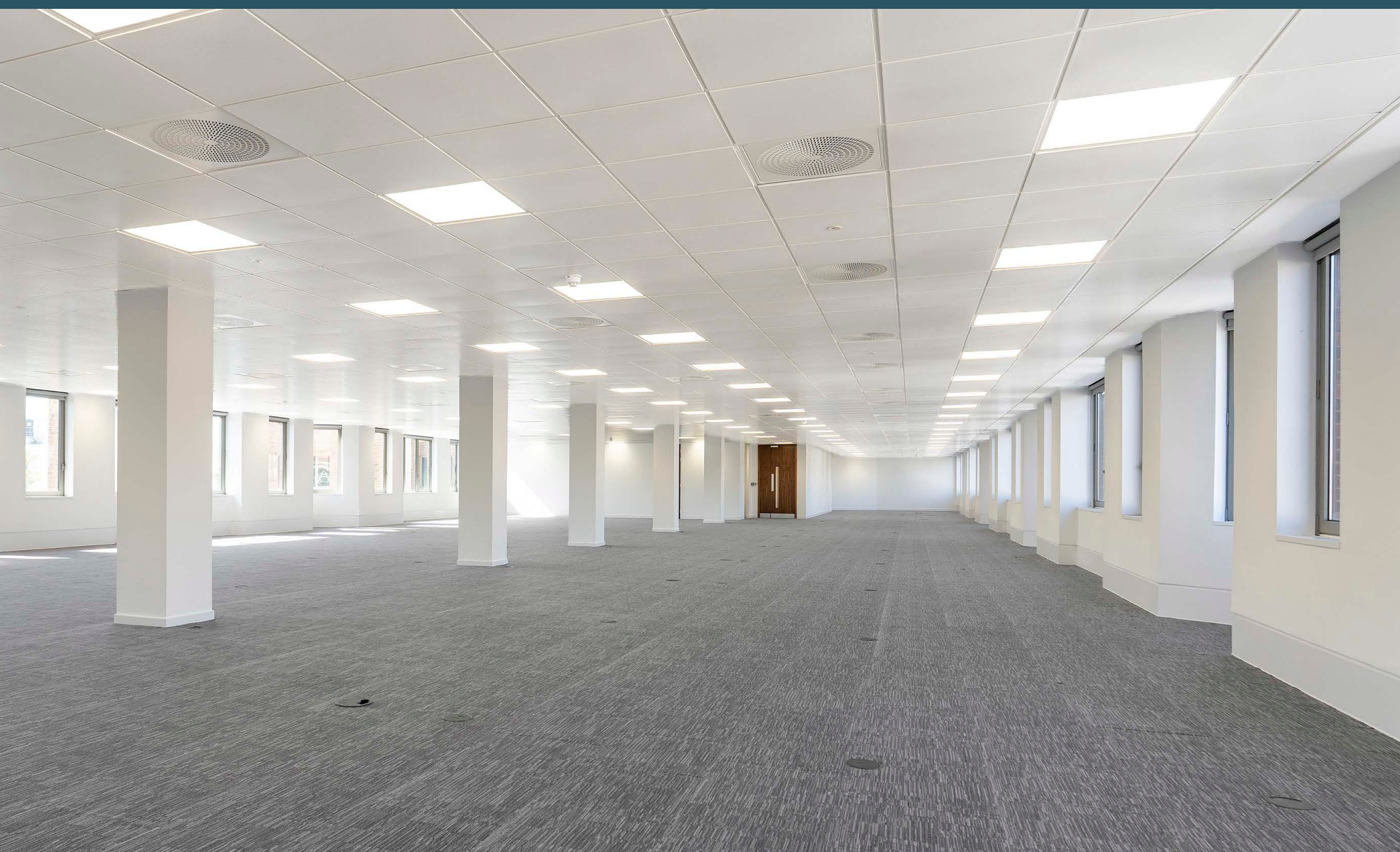
The offices are fitted out to a very high standard and provide a combination of mainly open plan space with some existing glazed partitioned offices and meeting rooms along with server rooms in each wing. To the centre of the 2nd and 3rd floors there are striking fitted kitchen / breakout areas which enjoy 180 degree panoramic views towards Hampton Court Palace.

All the suites benefit from good natural light with views over the rooftops of Surbiton. The floors all have extensive data cabling already installed and have fitted kitchens, or in the case of the 1st floor, capped-off supplies to allow for one to be installed.

There are modern male, female and disabled toilets as well as a shower room on each floor.

Good secure parking provision and cycle racks are available in the car park beneath the building along with some EV charging points.

All floors have achieved an EPC rating of B.



SPECIFICATION

- > Daikin VRV III air conditioning system
- > 150 mm raised access floors
- > Suspended ceiling
- > Recessed LED lighting
- > Cat 6 cabling
- > Fully carpeted
- > Kitchen/break out area
- > Fitted Kitchens to 2nd, 3rd and 4th floor suites
- > Male, female & disabled toilets
- > Shower room, on each floor
- > Double glazed windows
- > Fully glazed meeting rooms
- > Striking newly refurbished reception area
- > 3 x 10 person passenger lifts
- > 47 on-site car parking spaces
- > Good cycle racks
- > EPC Rating B

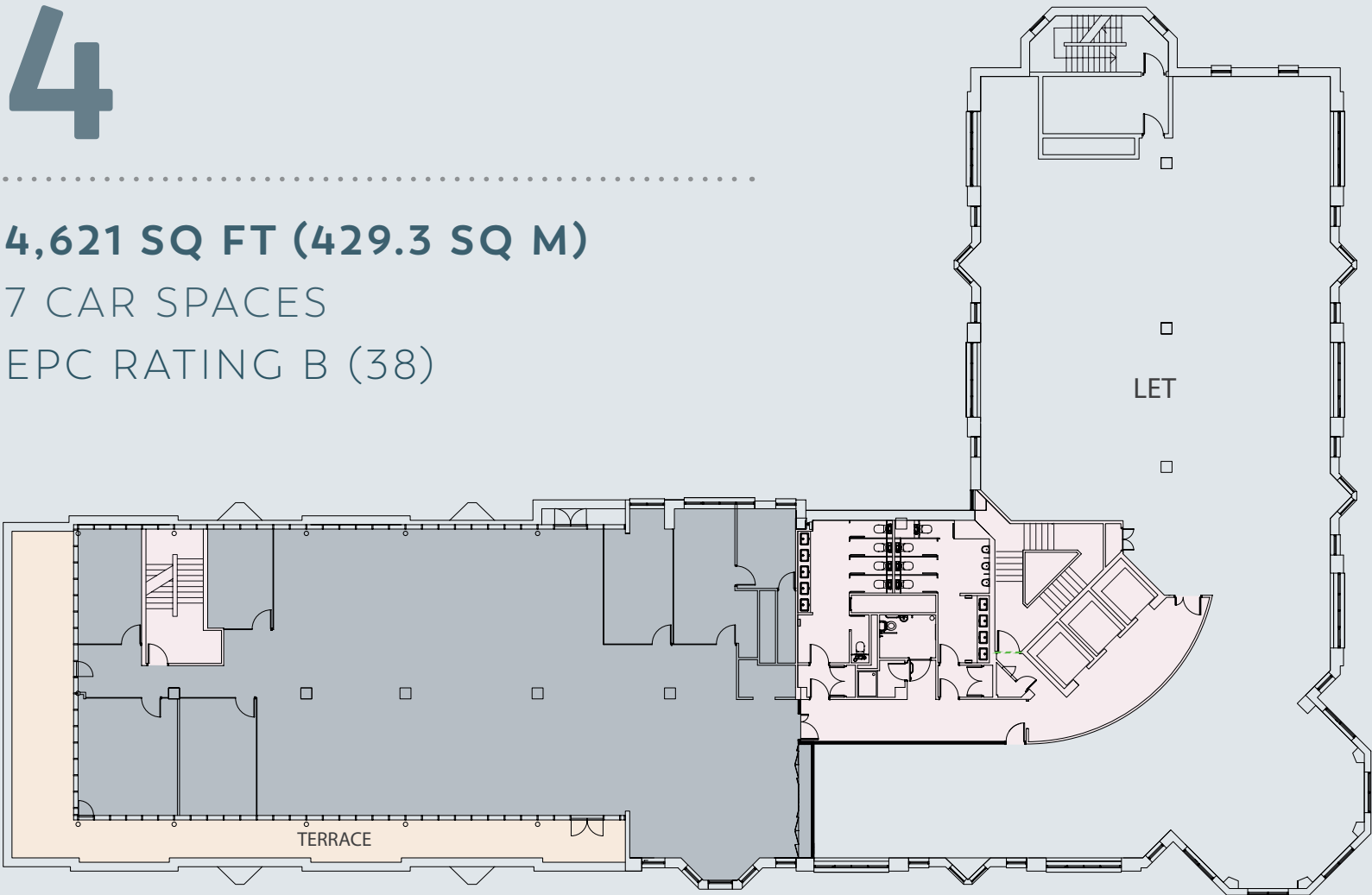


AVAILABILITY

Floor	sq ft	sq m	Car Spaces
Fourth	4,621	429.3	7
Third	11,300	1,049.8	17
Second	11,487	1,067.2	18
First	3,612	335.6	5
Total	31,020	2,881.9	47

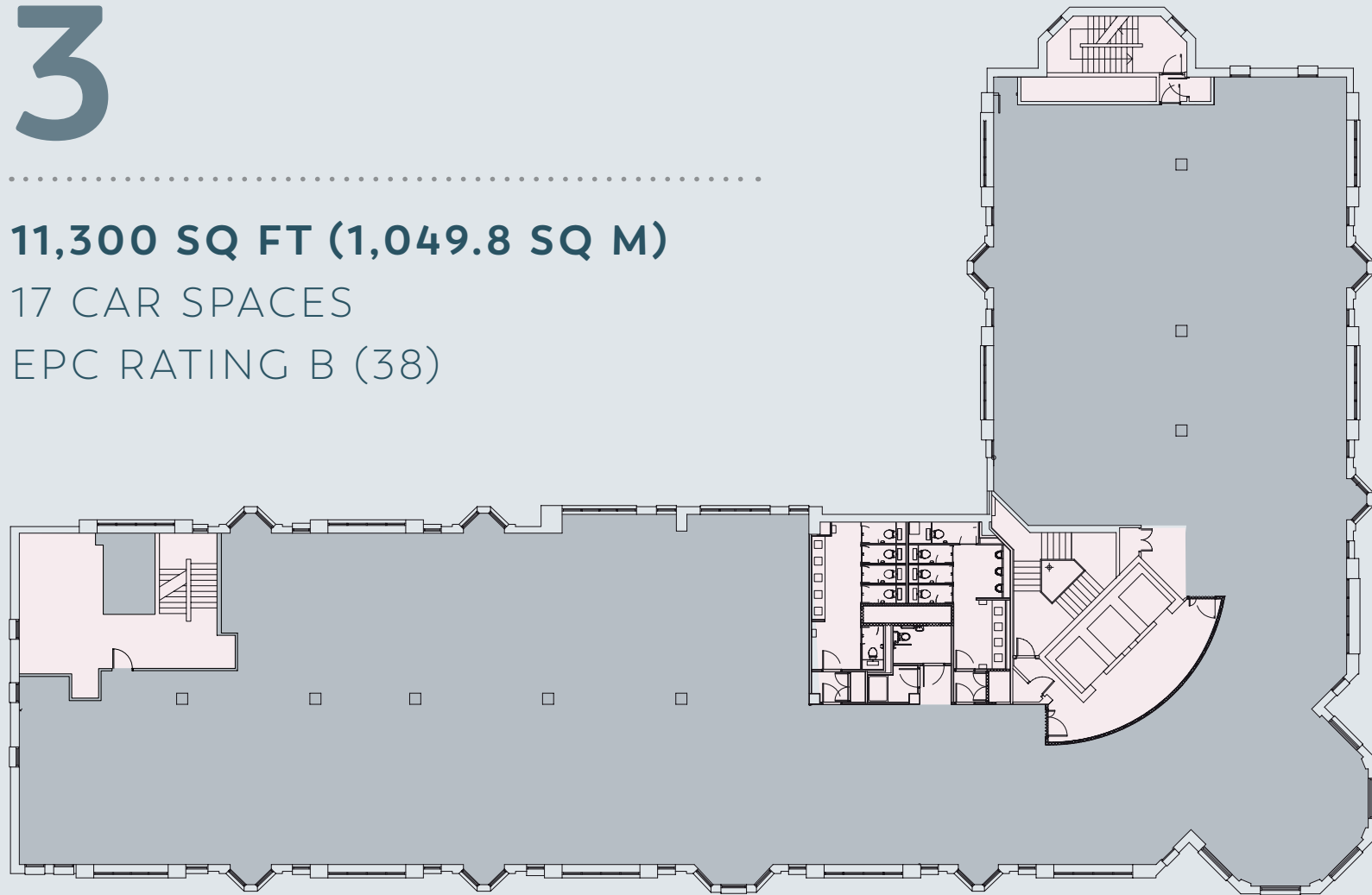
4

4,621 SQ FT (429.3 SQ M)
7 CAR SPACES
EPC RATING B (38)



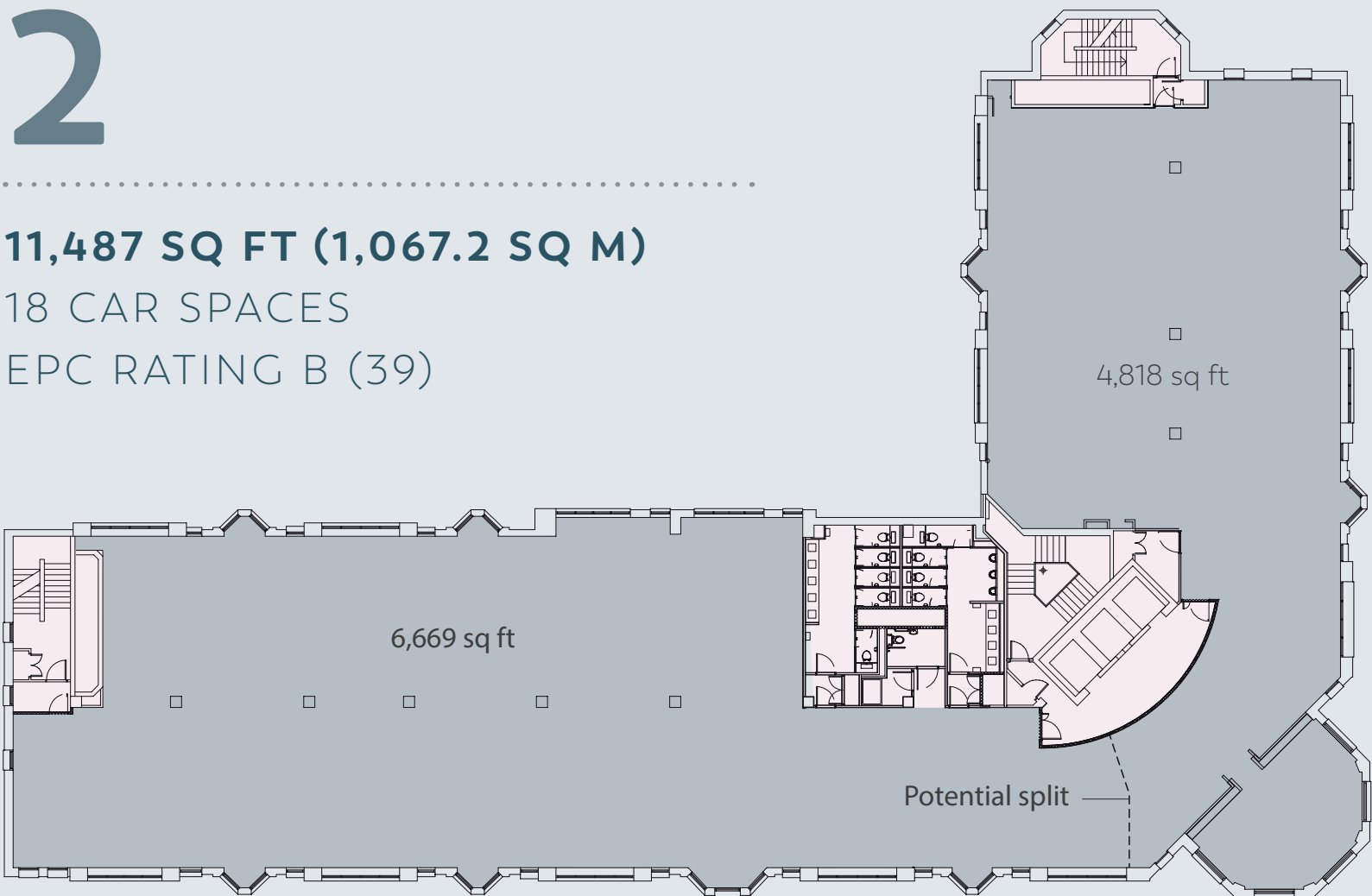
3

11,300 SQ FT (1,049.8 SQ M)
17 CAR SPACES
EPC RATING B (38)



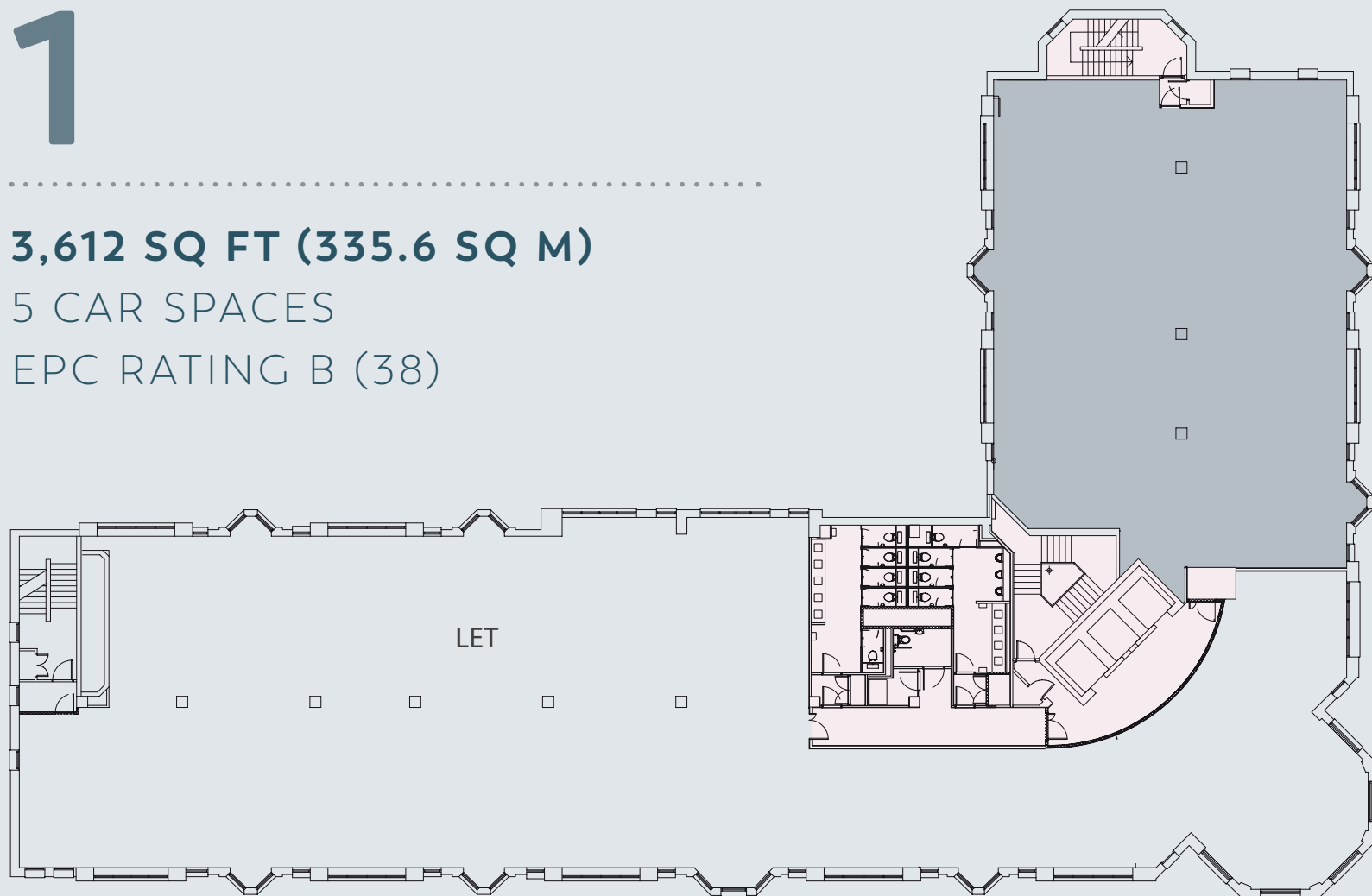
2

11,487 SQ FT (1,067.2 SQ M)
18 CAR SPACES
EPC RATING B (39)



1

3,612 SQ FT (335.6 SQ M)
5 CAR SPACES
EPC RATING B (38)



Indicative floor plans.
Not to scale.

Note: this floor can be split into wings of 6,669 & 4,818 sq ft (619.6 & 447.6 sq m).



PLATINUM HOUSE

ST MARK'S HILL,
SURBITON, SURREY KT6 4QD

ONLY 18 MINUTES TO CENTRAL LONDON BY TRAIN, 13 MILES TO HEATHROW AIRPORT WITH EXCELLENT RETAIL AND LEISURE AMENITIES WITHIN A SHORT WALK.

The building is situated in the heart of Surbiton town centre at the junction of Victoria Road, St Mark's Hill and Claremont Road. The building benefits from excellent rail communications, sitting immediately adjacent to Surbiton main line station, which offers one of the best services in the south east with more than four trains an hour into London Waterloo (approximate journey time 18 minutes).

There is an excellent range of shopping and leisure facilities in the town with M&S, Waitrose, Sainsbury's, Gail's and The Gym Group all within a 3 minute walk.

The A3 Kingston-by-pass is within two miles of the building, offering a direct route to Central London and Junction 10 of the M25 motorway.



COMMUNICATIONS

By Road	Miles
A3	1.7
M25 (J9)	5.8
M3 (J1)	7
M25 (J10)	10.9
Heathrow 	13
Gatwick 	26.4

Source: AA Amap

By Rail	Mins
Wimbledon 	11
Clapham Junction 	15
London Waterloo 	18
Woking 	18
Vauxhall 	20

Source: National Rail



For further information or to arrange a viewing please contact:

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