

Our ref: AGA/Is/Anstee House

**DATE AS POSTMARK**

**SUBJECT TO CONTRACT**

**\*\* HIGHLY COMPETITIVE TERMS FOR PRIME LOCATION QUALITY OFFICES \*\***  
**- RENT ONLY £15 PER SQ FT -**

Dear Sir/Madam

**ANSTEE HOUSE, WOOD STREET, KINGSTON UPON THAMES, SURREY KT1 1TS**

We have pleasure in enclosing herewith our new marketing brochure for the refurbished office we currently have available in this prominent self-contained town centre office building.

We are able to offer two large open plan floorplates from 10,982 to 25,440 sq ft (1,020 to 2,363 sq m) which have been comprehensively refurbished to provide full access raised floors, suspended ceilings, LED lighting and air conditioning, with WCs and showers and new carpets on both floors.

The building is available to let as a whole or in separate floors on a new full repairing and insuring lease for a term to be agreed. Rent only £15 per sq ft per annum exclusive plus VAT.

**EPC rating: A (23)**

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 email [andy@cattaneo-commercial.co.uk](mailto:andy@cattaneo-commercial.co.uk) or Tim Wilkinson on 020 8481 4745 or email [tim@cattaneo-commercial.co.uk](mailto:tim@cattaneo-commercial.co.uk)

Yours faithfully,

*Cattaneo Commercial*

**CATTANEO COMMERCIAL**

Enc

WOOD STREET,  
KINGSTON-UPON-THAMES, KT1 1TS

**ansteehouse**

Refurbished town centre offices

**10,982 – 25,440 SQ FT**  
**(1,020 – 2,363 SQ M ) approx.**  
**TO LET**

## A self contained office building which has just been refurbished to provide two large open plan air-conditioned floor plates

### description

The offices benefit from full access raised floors, suspended ceilings with recessed LED lighting, refurbished toilets and one shower on each level.

The second floor also benefits from an attractive feature glass atrium which provides excellent natural light.

There are two entrances to Anstee House with one at ground floor level from Wood Street and a further entrance at second floor level approached via the bridge link from the adjacent Bentall Centre retail complex itself. Both entrances have their own reception areas served by a dedicated passenger lift. There is also a storage area available on the third floor of the building.

### specification

- VRF air conditioning and ventilation system
- Suspended ceilings
- Recessed LED lighting diffusers
- Male, female & disabled toilets on each floor
- Shower rooms on each floor
- Raised floors throughout
- 16 person passenger lift with refurbished car
- Double glazed windows
- New carpet tiles throughout
- Video entry system
- Glass atrium to second floor





Second floor plan

**availability**

Floor	sq ft	sq m
Third - Storage	1,298	120.6
Second - Offices	10,982	1,020.2
Second - Reception	355	33.0
First - Offices	12,400	1,152.0
Ground - Reception	405	37.6
<b>Total (approx.)</b>	<b>25,440</b>	<b>2,363.4</b>

**car parking**

Licence car parking is available by separate arrangement at the nearby Seven Kings car park, further details upon application.

**cycle parking**

Cycle parking is available in the Bentalls car park at the rear of the building. Further information upon application.

## location

Anstee House is located in the heart of Kingston-upon-Thames, 12 miles from Central London, with excellent access to the motorway system - the M4 is within 6 miles, M3 within 5 miles and the M25 via the A3, 10 miles. Heathrow Airport is approximately 12 miles away and Gatwick Airport can be easily reached via the M25 and M23 motorways.

The building is prominently situated on the junction of the A308 Wood Street and Skerne Road, above the new Anytime fitness Gym, immediately opposite The Bentall Centre incorporating Fenwick Department Store and close to John Lewis / Waitrose.

Kingston mainline station is just a few minutes walk away offering up to four trains an hour into London, with a typical journey time of approx 30 minutes to Waterloo.

Kingston town centre offers an excellent range of restaurants and bars in the immediate vicinity, many overlooking the River Thames, not to mention a wide range of shopping and leisure facilities.



## communications

By Road	Miles
A3 Kingston-by-pass	3.4
M4	7
M25 (J9)	7.8
London West End	9.7
London City	13
By Train	Mins
Wimbledon	13
Richmond	19
Clapham Junction	21
London Waterloo	30
By Air	Miles
London Heathrow	9
London Gatwick	25



## amenities

- 1 Fenwick Department Store (& Bentall Centre)
- 2 John Lewis & Waitrose
- 3 Market Place
- 4 Riverside Cafes & Restaurants
- 5 Eden Walk Shopping Centre
- 6 Marks & Spencer
- 7 Odeon
- 8 Premier Inn
- 9 Double Tree By Hilton

## terms

The building is available to let as a whole or in separate floors on a new full repairing and insuring lease for a term to be agreed.

## EPC

EPC Rating - A 23.

## planning

The building has an open E Class use so it would be suitable offices or potentially educational and medical uses. The tenant is advised to make their own enquiries of Kingston Borough Council planning Department to verify this.

For further information or to arrange a viewing please contact sole agents:

**Andrew Armiger**

07973 207 424

andy@cattaneo-commercial.co.uk

**Tim Wilkinson**

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tim@cattaneo-commercial.co.uk



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