

# THE DRAPERY

KINGSTON

KINGSTON HALL ROAD  
KINGSTON UPON THAMES  
KT1 2BQ

UNIQUE &  
EXCITING  
OFFERING

# NEW TO THE SCENE

Combining history with contemporary, The Drapery was the former fashion school to Kingston College and has undergone an extensive phased refurbishment offering an exciting new office environment of up to 32,500 sq ft in the London suburban office scene.



## SUBURBAN LIFE

Prominently situated in the centre of Kingston Upon Thames and just 150 metres from the River Thames, The Drapery, Kingston offers office accommodation for businesses in a desirable and affluent Royal Borough, just moments away from the hustle and bustle of the Capital. Whether by train, car, bus, river boat or for the “go fit” by bicycle, Kingston is a vibrant, well-connected neighbourhood.

From the relaxing river walkway lined with pubs and restaurants, to the bustling Ancient Market and quirky independent shops dotted amongst our most favourite high street brands, suburban Kingston is a unique balance of environments.



THE DRAPERY

FROM 2,250 SQ FT  
UP TO 32,842 SQ FT

CONTEMPORARY  
'GRADE A' OFFICE  
ENVIRONMENT TO LET



NEWLY FITTED  
FLOOR, READY  
TO PLUG  
AND PLAY 9

# FIRST IMPRESSIONS

Entering the building off the leafy avenue of trees that line Kingston Hall Road, the new entrance creates a statement from the offset. The reception area has been remodelled to provide a seating area with drop down lighting, combining the corporate finishes with light industrial textures of the rough red brick.





# THE REVAMP

The Drapery, Kingston has had new life breathed into it. It has been stripped back and has undergone a comprehensive refurbishment with a new design, new M&E and remodelled entrance and reception area. The building provides a unique Grade A modern office environment which has not been seen in Kingston in many years.



CAT A



CAT A+ fully fitted options



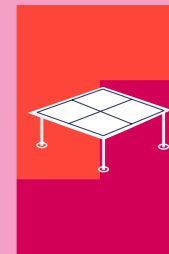
New entrance and remodelled reception area



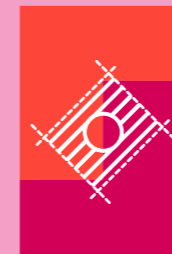
New M&E



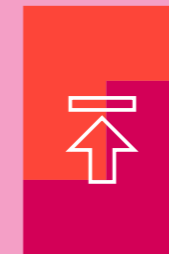
New double glazed windows



Metal tiled raised floors



Semi exposed services



2.5m floor to ceiling height



LED lighting



Occupation density 1:8



2 x passenger lifts



New shower facilities



EPC-B



Secure bicycle storage



Car parking spaces



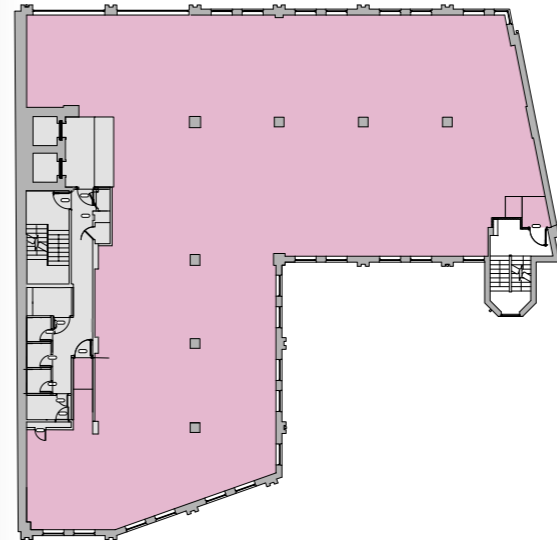


# SPACE MADE TO WORK

## ACCOMMODATION SCHEDULE

FLOOR	SQ FT
5	5,371
4	5,872
3	5,716
2	5,705
1	5,716
G	4,462
TOTAL	32,842

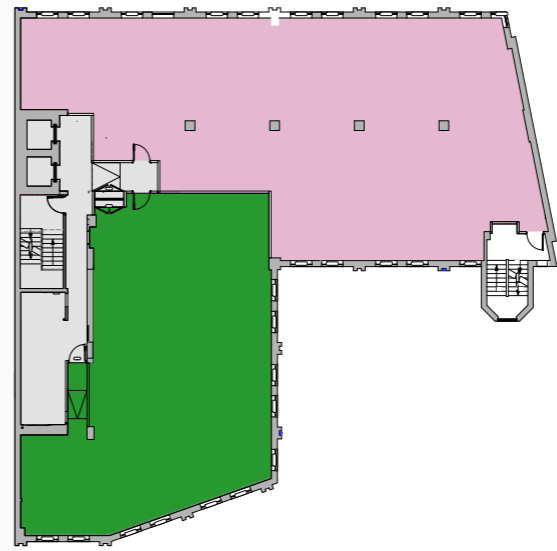
### TYPICAL UPPER FLOOR



5,371-5,872 SQ FT

- OFFICE
- CORE

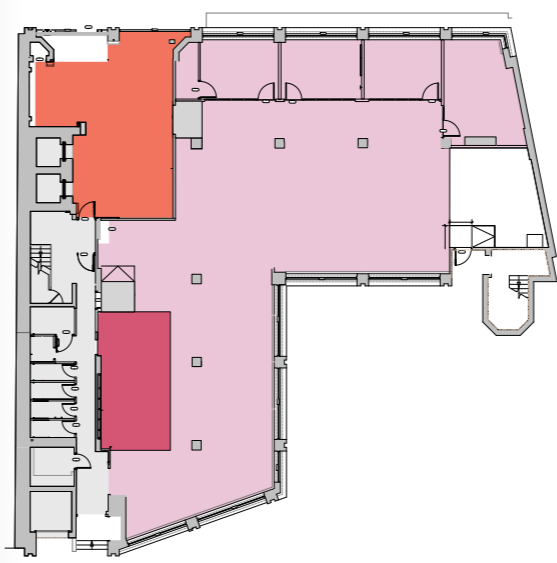
### FIRST FLOOR - SPLIT



5,716 SQ FT

- FRONT OFFICE  
3,317 SQ FT
- REAR OFFICE  
2,250 SQ FT
- CORE

### GROUND FLOOR - FULLY FITTED



4,462 SQ FT

- OFFICE
- KITCHENETTE
- RECEPTION
- CORE

Unilever have chosen Kingston as the location for their new 270,000 sq ft global and UK HQ, a move which will bring over 2,000 jobs to the town centre and shows a huge, long-term commitment to Kingston.

RICHMOND PARK

KINGSTON STATION

BENTALL CENTRE

EDEN CAMPUS  
Unilever HQ completing early 2025

MARKETPLACE

RIVER THAMES

THE DRAPERY

KINGSTON UNIVERSITY



# GO PLACES

Erin Boag

A gorgeous early morning run along the River Thames  
#KingstonUponThames



## GO EXERCISE

Get fit and active at Nuffield Health, The Gym, David Lloyd Rotunda and More Energy Fitness at Kingston University. Take a swim at the Kingfisher Leisure Centre or take to the trim track around Richmond Park for a bit more fresh air.



beanberrycoffee

Good morning Kingston. It is coffee time.  
#organic #speciality #coffee



## GO SHOPPING

Browse to your heart's content in John Lewis, Bentalls and M&S department stores. Get your fashion fix in Anthropologie, Zara, Reiss and Next. Kit out the kids at Natterjacks, TK Maxx and JoJo Maman Bébé.

In Kingston

After a magical lights switch on last night, Kingston Christmas Market is open for business!  
#ChristmasinKingston



## GO STAY

Spoil yourself with an overnight stay at the magnificent listed Warren House with its fine dining restaurant and peaceful gardens. Take in the sights from The Mitre Hotel beside the river at Hampton Court or book a business room at the DoubleTree Hilton or Premier Inn.

## GO FOR COFFEE

Watch the world go by with your flat white or skinny latte at the independent Local Hero, Beanberry and Mimosa or go for your standard loyalty stamp at Starbucks, Costa and Cafe Nero.



## GO EAT

Breakfast is great at the Terrace Eatery, Paul and Fortunella Cafe. Grab some street food for lunch on the run in the Ancient Market or take a seat outside on the riverside and enjoy; Côte Brasserie, Busaba, and Bill's. Celebrate something special with dinner at The French Table, No 97 or Carluccio's.



Yvonne Winborn

Fantastic lunch @thewychelm along with great service and ambience. Well done our local pub!  
#KingstonUponThames



Annie Moore

Love a bit of classical flamenco in Kingston Upon Thames made my day  
#streetmusicians



## GO OUT

Take in a production in the round at the Rose Theatre, and see the latest blockbuster movie at the Rotunda Odeon IMAX or something indie at the brand new Curzon. Have a drink beforehand at Browns, The Gazebo or The Canbury Arms. Go on an adventure and charter your own GoBoat electric picnic launch and explore the river.



## GO CYCLE

Take advantage of the new £30 million "Mini Holland" cycling infrastructure and commute to work on the protected cycle lanes, freewheel alongside the river to Hampton Court or around Richmond Park. Get your metal steed fettled at Cycle Exchange, Evans or Sigma Sports.

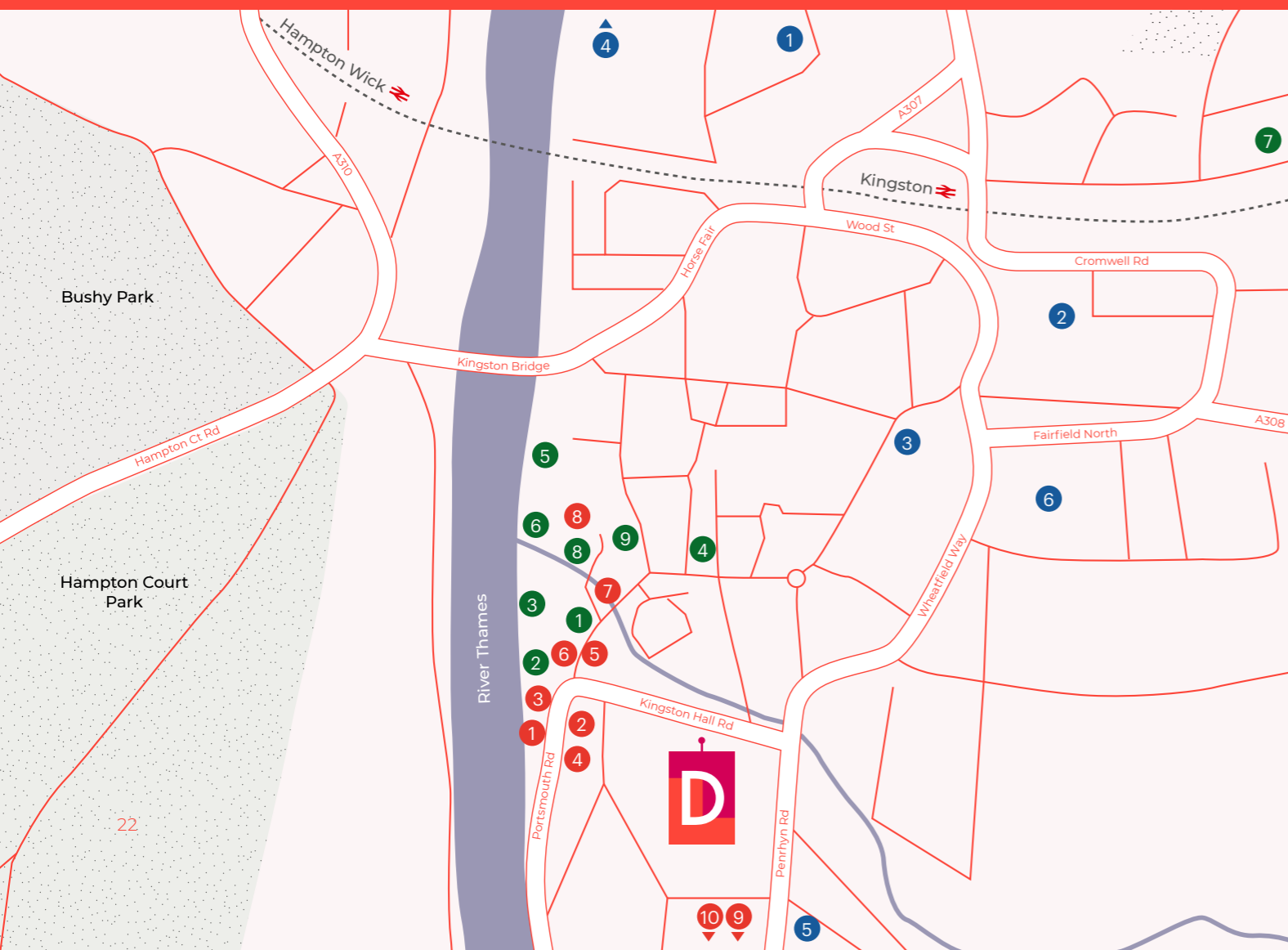
# EVERYTHING IN PLACE

Kingston is steeped in history since being recorded in a Royal Charter in 838. It boasts a vibrant and comprehensive mix of retail, hospitality and leisure offerings by far surpassing neighbouring commercial centres, and has attracted major office occupiers such as; Saipem Ltd, Unilever, Sitel, Bausch + Lomb, Wolters Kluwer and Travel Republic.

Kingston has been home to a bustling market since the 1200's, and this historical market is still thriving today. The Ancient Market is a stone's throw from The Drapery and home to

28 permanent stalls and trades 7 days a week, 10am – 5pm. It boasts a range of traditional market stall holders including a florist, fishmonger and greengrocers, an artisan bakery and a vibrant street food scene serving up authentic cuisines from across the globe.

Kingston is also a centre of educational excellence being home to Tiffins Girls' and Boys' Schools, Kingston Grammar School and Surbiton High School, while Kingston University and Kingston College attract over 20,000 students.



## Gyms & Wellness

- 1 Nuffield Health Gym
- 2 David Lloyd Clubs
- 3 The Gym London
- 4 YMCA Hawker Centre
- 5 More Energy Fitness
- 6 F45 Training



## Bars & Pubs

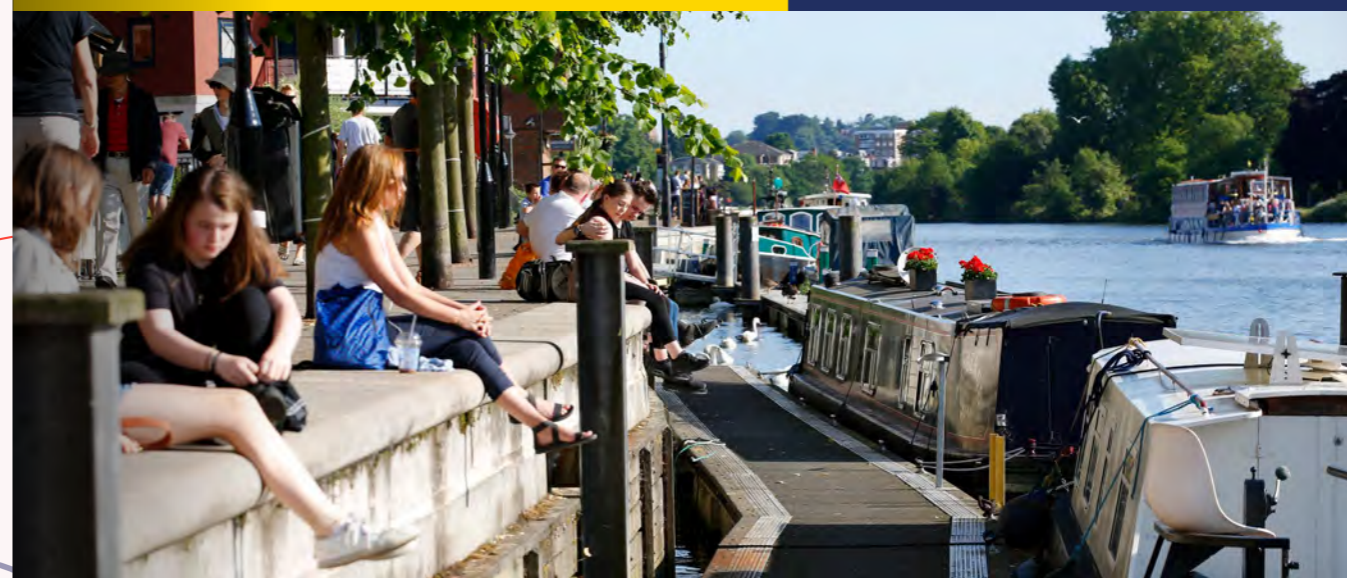
- 1 The Ram
- 2 The Mill
- 3 Woody's
- 4 O'Neill's
- 5 The Gazebo
- 6 Browns
- 7 The Canbury Arms
- 8 The Wych Elm
- 9 Druids Head

## Cafés & Restaurants

- 1 Steins
- 2 Las Iguanas
- 3 Poor Boys
- 4 Nando's
- 5 Giggling Squid
- 6 Gourmet Burger Kitchen
- 7 Wagamama
- 8 Carluccio's
- 9 The French Table
- 10 No 97

## hawkerskingston

Fancy a post work #cocktail?  
#cheers to that  
#ComeFlyInHawkers  
#5oclocksomewhere





### Gatwick Airport

42 Mins

### Waterloo

30 Mins

### Epsom

42 Mins

### Heathrow Airport

28 Mins

### Vauxhall

25 Mins

### Putney Bridge

36 Mins

### Guildford

35 Mins

### Clapham Junction

21 Mins

### Heathrow Airport

30 Mins

### Wimbledon

29 Mins

### Leatherhead

26 Mins

### Richmond

15 Mins

### Richmond Upon Thames

23 Mins

### Epsom

25 Mins

### Wimbledon

12 Mins

### Raynes Park

22 Mins

### Weybridge

25 Mins

### Wimbledon

12 Mins

### New Malden

21 Mins

### M25 (Junction 10)

21 Mins

### Kingston

9 Mins

### M3 (Junction 1)

20 Mins

### Kingston

9 Mins

### A3

12 Mins

### Hampton Court

9 Mins

# CONNECTIVITY

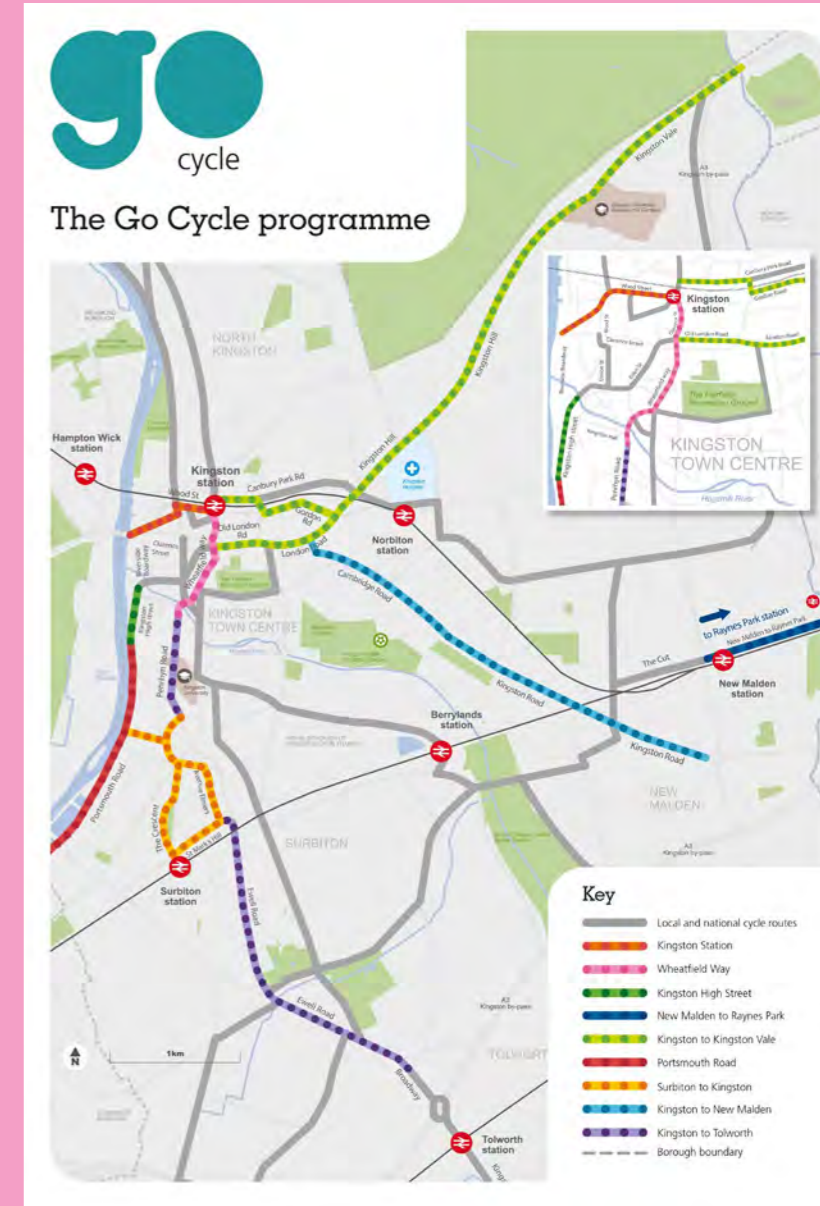
Kingston is one of the best connected London Boroughs due to its proximity to both Central London, with Kingston Railway Station providing regular direct services into London Waterloo in 30 minutes.

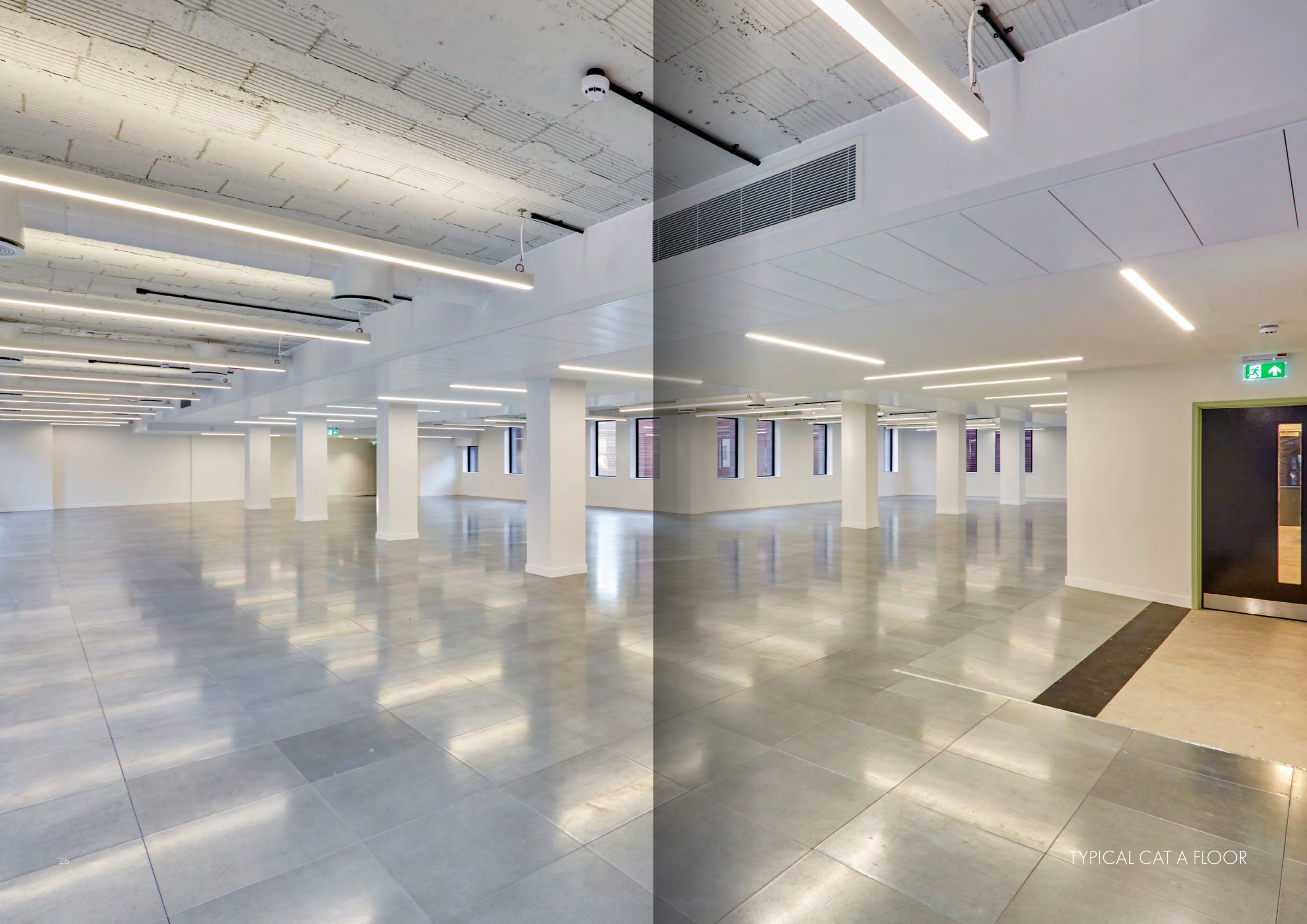
It is also close to the M25 and 8 miles south east of Heathrow.

The Go Cycle programme is also a major infrastructure transformation project designed to upgrade Kingston's major highway routes to accommodate the latest cycling infrastructure, while improving the flow of road users, cyclists, and pedestrians, and enhancing the environments through which they travel.



Kingston Station	5 Mins
Cycle Exchange	5 Mins
Surbiton Station	8 Mins
Hampton Court	12 Mins
Richmond Park, Kingston Gate	13 Mins
Warren House Hotel	18 Mins





# THE DETAILS

DEVELOPER

**BOULTBEE  
LDN**

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