

FREEHOLD OFFICE, WITH FLEXIBLE GROUND FLOOR USE, KINGSTON UPON THAMES FOR SALE



**KING'S BOROUGH**

BOROUGH ROAD, KINGSTON UPON THAMES



**Prideview**  
GROUP



# PROPERTY SUMMARY

Flexible spaces, which can be modified according to your requirements.

Highwood House is a newly constructed self contained building constructed to shell specification arranged on ground and two upper floors with the benefit of a passenger lift to all floors along with cloakroom facilities. The floors are open plan allowing a purchaser the opportunity to fit out the building to their own specification. The current planning consent allows for a variety of uses on the ground floor : A1, A2, B1a or D1. The upper floors having B1a consent. The building is located within a ten minute walk of Kingston Town Centre. The town centre benefits from a large number of national retailers including John Lewis as well as representation from major banks, restaurants and leisure facilities. Rotunda Kington incorporates an Odean Cinema, David Lloyd Clubs, Ten Pin bowling and many restaurants.

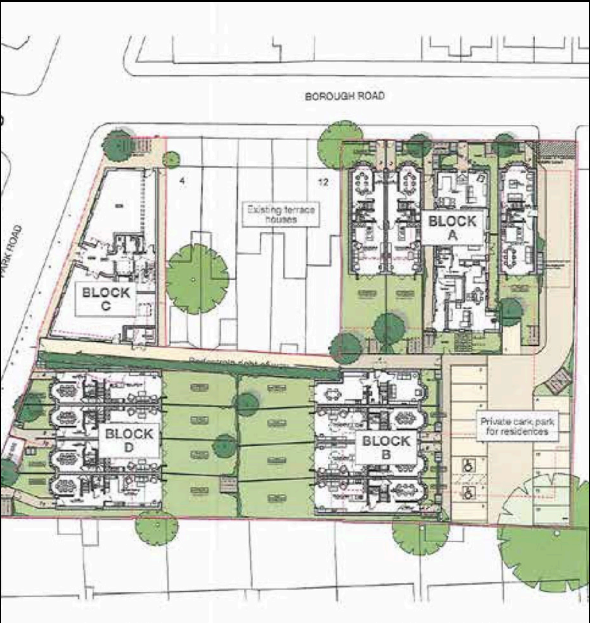
- Newly built three storey office building
- Flexible ground floor use: A1/A2 retail, B1(a) and D1 education/medical
- Shell and core condition
- 4 allocated parking spaces
- Passenger lift access to all floors
- Solar panels to help reduce utility bills
- Dedicated bin store

## ACCOMODATION

	SQ FT approx	SQ M approx
Ground Floor	2300	213.7
First Floor	2036	189.1
Second Floor	1754	163.0
Total GIA	6,090	565.8



Artistic Impression







## LOCATION

Located on the corner of Park Road and Borough Road, Kingston, close to the junction with London Road (A308) which provides direct access to the A3, approximately 3 miles away which in turns provides a link via the A205 to Central London.

Access via Kingston Bridge and Richmond Park lead to a fast road connection to Heathrow and both the M3 and M4 motorways.

Kingston and Norbiton railway stations are within 1 mile of the property both providing services direct to London Waterloo (29 mins) with Clapham Junction providing a fast service to Gatwick Airport.

## CONSIDERATION

We are instructed to seek offers at £2,500,000 (Two Million Five Hundred Thousand Pounds) for the Freehold interest.

## VAT

The property is VAT elected.

## INFORMATION

For further information or to arrange a viewing please contact Priyesh or Vishal at Prideview Group

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