



BURGOINE QUAY

KINGSTON UPON THAMES KT1 4ER

A STRIKING RIVERSIDE HEADQUARTERS OFFICE DEVELOPMENT
FLOORS FROM 802 SQ FT (74.5 SQ M) TO ENTIRE BUILDING OF 19,110 SQ FT (1,775 SQ M) TO LET
WITH GOOD ON SITE PARKING

burgoinequay.co.uk

A COURTYARD SETTING ON THE BANKS OF THE RIVER THAMES

Burgoine Quay is an attractive modern office building set in a courtyard setting on the banks of the River Thames. The main building and the 3 wings are all linked to give maximum flexibility.

Many of the offices in this energy efficient space have river views. The building has just been refurbished to a high standard.





HIGH QUALITY ACCOMMODATION

- Comfort cooling
- Air source heat pumps
- EPC B energy efficiency
- Showers
- Male, female & disabled toilets
- Lift
- Various kitchens and "break out areas"
- Raised floors
- LED lighting
- Riverside Balconies
- 44 Parking spaces and cycle stores
- EV chargers for cars and bikes

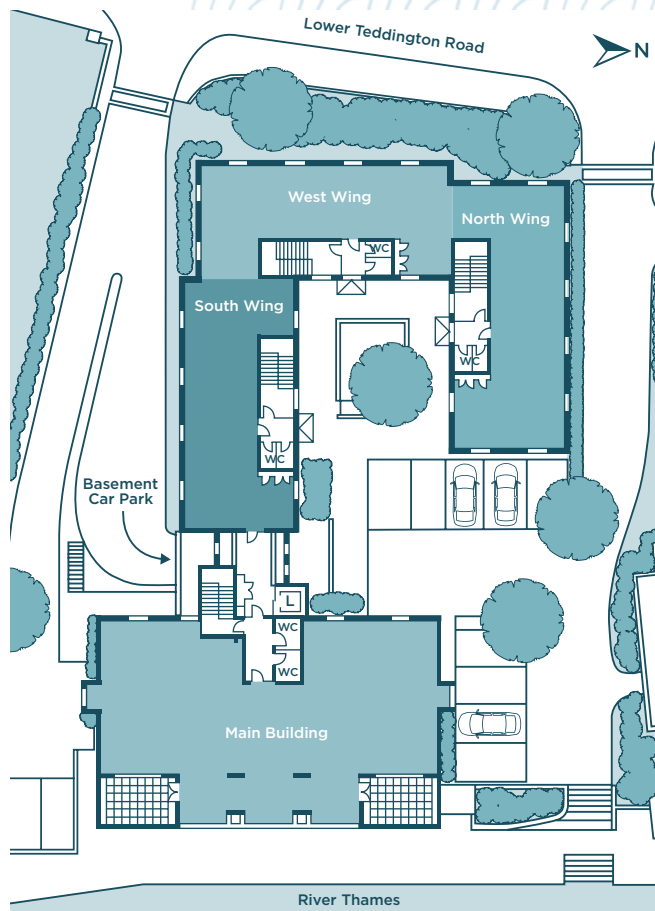


OFFICE SUITES WITH FLEXIBILITY

| FLOOR | MAIN BUILDING | | SOUTH WING | | WEST WING | | NORTH WING | |
|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M |
| Third | 1,559 | 144.8 | - | - | - | - | - | - |
| Second | 2,174 | 202.0 | 1,126 | 104.6 | 1,168 | 108.5 | 802 | 74.5 |
| First | 2,953 | 274.3 | 1,037 | 96.3 | 1,067 | 99.1 | 1,127 | 104.7 |
| Ground | 2,764 | 256.8 | 1,065 | 98.9 | 1,099 | 102.1 | 1,169 | 108.6 |
| Total | 9,450 | 877.9 | 3,228 | 299.8 | 3,334 | 309.7 | 3,098 | 287.8 |

OVERALL TOTAL 19,110 SQ FT (1,775.2 SQ M)

IPMS-3 areas.



A VIBRANT RETAIL AND LEISURE DESTINATION



Burgoine Quay is only 7 minutes walk from Kingston town centre.

With its charming streets and riverside paths, the town is home to a mix of high street brands, boutique shops, restaurants and cafés and offers a diverse shopping and leisure experience.

The bustling town centre is home to popular shopping and food hubs including The Bentall Centre, John Lewis and Kingston Market.

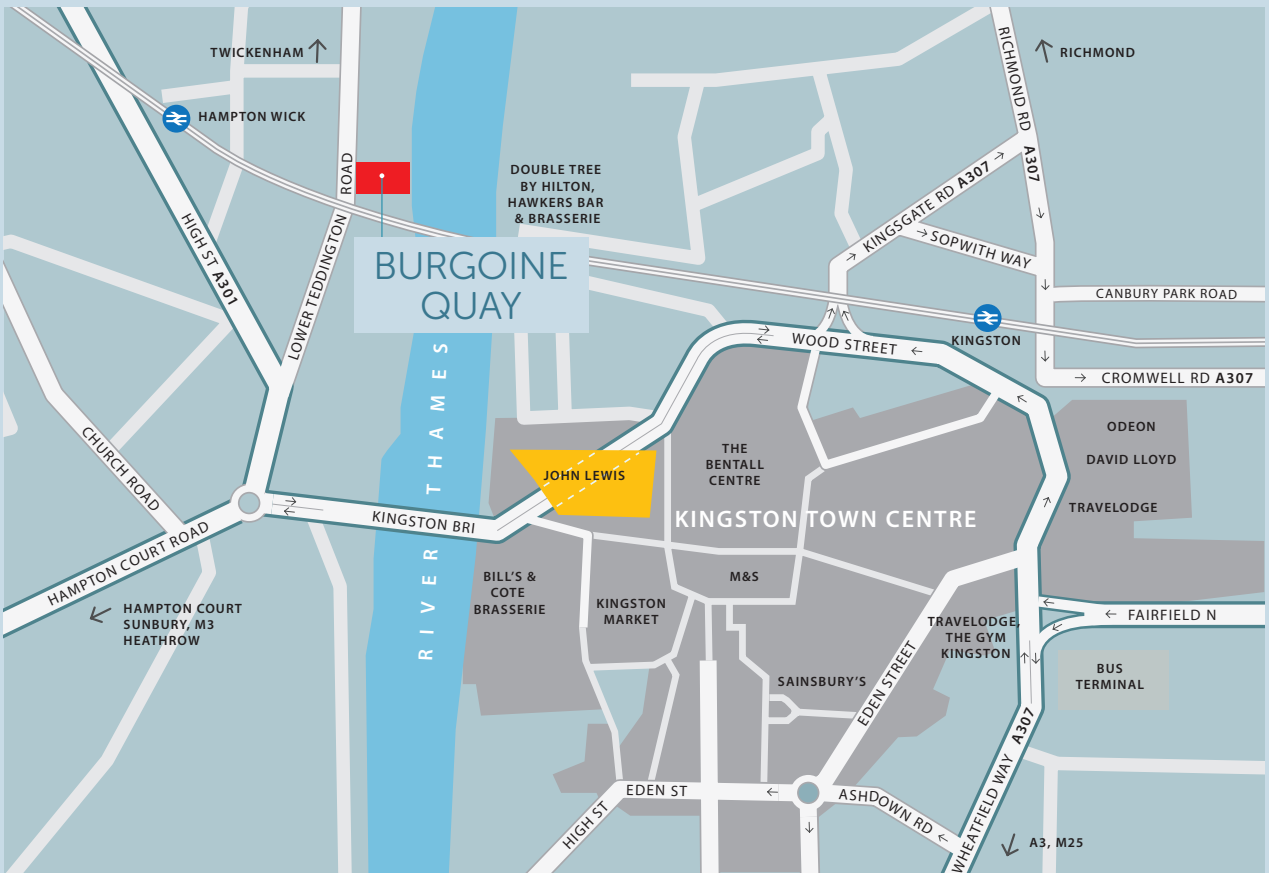
The property is approximately 5 minutes' walk to Hampton Wick railway station and Heathrow and Gatwick Airports and the motorway network are within easy reach.





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TENURE

The offices are available to let in floors, wings or as a single building on a new full repairing and insuring lease for terms to be agreed.

RENT

Upon application.

BUSINESS RATES

The building will need to be reassessed for business rates according to individual space requirements.

VAT

We have been advised that the property is elected for VAT and therefore this will be charged on the rent.

EPC

Rating: B (46).

For further information or to arrange an inspection please contact:

Andrew Armiger

DD: 020 8481 4741

M: 07973 207 424

Email: andy@cattaneo-commercial.co.uk

Tim Wilkinson

DD: 020 8481 4745

M: 07973 302 814

Email: tim@cattaneo-commercial.co.uk

burgoinequay.co.uk



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