

# Picton House

50-52 High Street, Kingston-upon-Thames, KT1 1HN



A period town centre office building with an inter-linked contemporary extension providing modern cellular and open plan office accommodation.

## TO LET

Approximately 9,293 Sq Ft (864.2 Sq M)

With car and cycle parking

# Picton House

Picton House comprises two distinct buildings, one a historic listed property, the second a more recent addition dating from the early 1980s.

The listed building provides office accommodation on ground, first and second floors and includes the main entrance and reception area for the whole property.

The more modern building provides open plan and cellular office space on ground, first and second floors and the buildings are interlinked at both ground and first floor levels.

There is a small area of storage in the basement of the older building.



Picton House is prominently located on the west side of the High Street, on the south-west edge of Kingston upon Thames town centre.

The building is located within an approximate 10 minute walk of Kingston mainline railway station which provides regular train services into London Waterloo with a journey time of approximately 30 minutes.

There are regular bus services to and from Kingston Town Centre across south and south west London and into Surrey.



- Riverside location
- Self-contained
- Car parking and secure bike parking
- Characterful office building
- Excellent transport communications
- Air conditioning
- Gas fired central heating
- Male, female and disabled WC's
- Shower
- Kitchen



The A3 is approximately 2½ miles from the building and provides access to Central London and to Junction 10 of the M25.

Kingston is located approximately 10 miles from Heathrow Airport and is a major retail and transport hub in the outer south-west suburbs of Greater London, having a wide range of shopping and leisure facilities.

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## COMMUNICATIONS (Approx. times & distances)

### BY ROAD

Central London	13 miles
A3 Kingston by pass	4 miles
M4	8 miles
M3	6 miles
M25	15 miles

### BY TRAIN

London Waterloo	31 mins.
Clapham Junction	19 mins.
Wimbledon	13 mins.

### TO AIRPORTS

Heathrow	9 miles
Gatwick	28 miles

### TERMS

A new full repairing and insuring lease for a term to be agreed.

### RENTAL

On application.

### EPC

The EPC rating for this property is D-96.

### VIEWING

Strictly by appointment through sole agents -



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