

THE SMITH

145 LONDON RD, KINGSTON UPON THAMES, KT2 6SR



GRYPHON
PROPERTY PARTNERS

DESCRIPTION

The Smith is a cutting-edge flexible workspace, featuring ~17,500sqft of coworking space and serviced offices. It's one of the jewels in Kingston's crown, with fully-furnished serviced office spaces, state-of-the-art features, beautifully designed interiors, and wonderful transport links. The entire space has been designed with wellbeing, sustainability, and productivity as priorities, so both you and your business can thrive here. There are plenty of collaborative spaces, an abundance of outdoor areas, and a dedicated coffee lounge to keep you zen during your workday. Meanwhile, private phone booths, on-demand meeting rooms, and breakout zones help keep you connected. And since we're on one of Kingston's main high streets, every amenity you could ever need is nearby. Whether you're a freelancer looking for a place to get productive, a local small business seeking new premises, or a corporate business looking for a suitable hub-and-spoke office, The Smith is made for you. If you're looking for a serviced office in Kingston upon Thames, you've found it.

LOCATION

The Smith is located on London Road, a main thoroughfare in Kingston-upon-Thames. It's just an 8-minute walk from Kingston station where you're connected to London and beyond, and plenty of bus routes service the high street. There's also on-site car parking and secure bicycle storage, meaning no matter how you choose to travel, The Smith is easy to reach.

SPECIFICATION/AMENITIES

- Part of The Boutique Members Club
- Outdoor space
- Reception services
- Mailing and trading address
- 24-hour access
- Dog-friendly
- Barista-style coffee
- Hand sanitising stations and daily cleaning

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2024