

**The Smith, 145 London Road, Kingston upon Thames, London, KT2 6SR**  
**SERVICED OFFICE (Private Office Space for 4 to 50 Desks)**



**PRIVATE OFFICE**

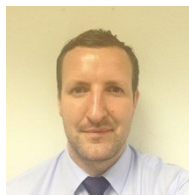


**FACILITIES MANAGEMENT**



**FIXED COST**

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**FLEXIBLE TERM**



**FAST MOVE IN**



**INTERNET/WIFI**



**MEETING ROOMS**



**24/7 SECURITY**



**24/7 ACCESS**

**SERVICED OFFICE - ALL INCLUSIVE RENT**

1 Monthly Invoice Inclusive of Rent, Business Rates, Facility Services & Utilities.

All available on Flexible Terms and if required an immediate move in.

### The Building

Launched for occupation in April 2021, this brand new workspace in Kingston will offer a mixture of lease types including coworking, serviced offices and managed space. The building comprises of just under 40,000sqft and c.13,000sqft will be delivered to meet the needs of flexible workspace client's including SME's, local businesses and corporates looking to adopt a "Hub and spoke" real estate strategy post-COVID19.

### The Location

Situated on the well-known London Road, The Smith is easy to reach via public transport as well as having an onsite car park allowing our client's to drive to and from their workplace.

### Building Highlights

- Hub & Spoke location
- Onsite private car park
- Outdoor spaces & Coworking cafe

### The Terms

RENT	Average £400 per Desk/Month.
TERM LENGTH	6 to 24 Months (Discounts on 12+ Months)
NOTICE PERIOD	3+ Months from Agreed End Date
DEPOSIT	2 Months Rent

### Benefits of Serviced Offices

**PRIVATE OFFICE** - Personal workspace or area that can provide you and your team with the confidentiality you need.

**BUILDING SERVICES** - Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost.

**CENTRE MANAGEMENT** - Dedicated Onsite Reception support or Centralized Managers looking after your office space.

**FLEXIBLE TERM** - Perfect for teams/businesses that do not want to commit to a long-term lease.

**FIXED COSTS** - Simple monthly instalments on your office tenancy with no unexpected or additional costs.

**FAST MOVE IN** - Be in your office, in as little as 2/3 days.



FLOORPLAN

3D TOUR