



**The Smith, 145 London Road
Kingston upon Thames
KT2 6SR**

BESPOKE MANAGED OFFICE

**2,200 sq ft
(38 Desks)**

£15,200 per Month

*The Flexible Future of Medium Term
Office Space for Business.*



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.

NEAREST TUBE

Morden



THE OFFICE

Corner suite with wrap around windows overlooking the main road and carpark. The suite contains 2 meeting rooms and an open plan for 38 desks. Immediate access to kitchen and toilet facilities on the same floor.



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Part 1st Floor	2,200	38	£15,200	12 – 36 MONTHS		

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced/No Legal Costs.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

Property Highlights

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



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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