

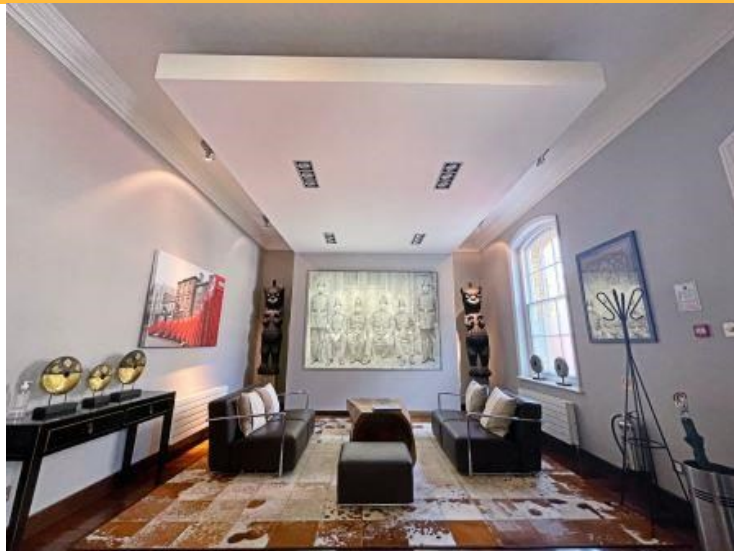
# TO LET

# SNELLER COMMERCIAL

CHARTERED SURVEYORS

11.71 - 35.02 sq. m ( 126 - 377sq. ft) approx.

KOPSHOP, 6 OLD LONDON ROAD, KINGSTON UPON THAMES, KT2 6QF



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204 Teddington  
020 8547 0850 Kingston**

- Easy and quick move-in process
- Communal Reception, boardroom & kitchen
- 24/7 Access
- Ethernet ports
- Locked Bike storage
- Town centre location

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# KOPSHOP, 6 OLD LONDON ROAD. KINGSTON

## LOCATION

Kopshop is located in the original Metropolitan Police building, built in 1864 and refurbished in 2006. The building itself is a Grade II listed building and overlooks the iconic "Out of Order" art piece. Less than 3 minutes' walk from Kingston railway and bus stations [London Waterloo 30 minutes], and nearby shops, bars, restaurants & Kingston waterfront.

## DESCRIPTION

Contemporary office spaces furnished with modern, high-quality desks, Hermann Miller ergonomic chairs, phones & broadband internet connectivity. Stylish communal reception area, hi-spec designer boardroom, fully fitted kitchen/break-out area [with complimentary tea & coffee facilities]. Easy, fast-track move-in process.

## ACCOMMODATION

First Floor	Sq. M	Sq. Ft
Cell 7 - 7 desks	23.51	253
Cell 8 - 7 desks	19.98	215
Cell 10 - 5 desks	18.21	196
Second Floor		
Cell 11 - 6 desks	25.64	276
Cell 12A - 3 desks	13.94	150
Cell 13 - 2 desks	11.71	126
Cell 15 - 10 desks	35.02	377

## RENT

Rents from £950 pcm.

## VAT

VAT is applicable

## ENERGY PERFORMANCE RATING

Energy Rating: C60

## VIEWING

Strictly by appointment through Sole Agents.

### Sharon Bastion

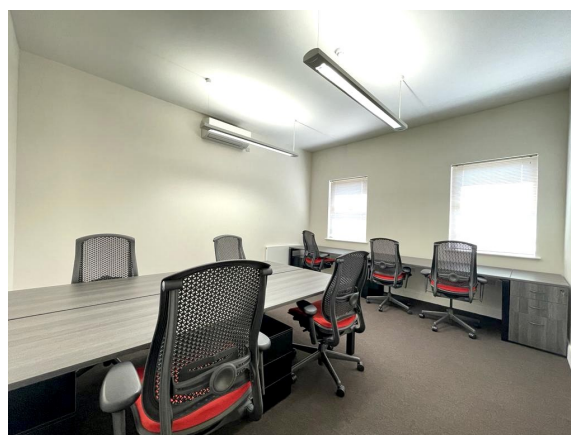
020 8977 2204

sharon@snellers.com

### Crispin d'Albertanson

020 8547 0850

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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