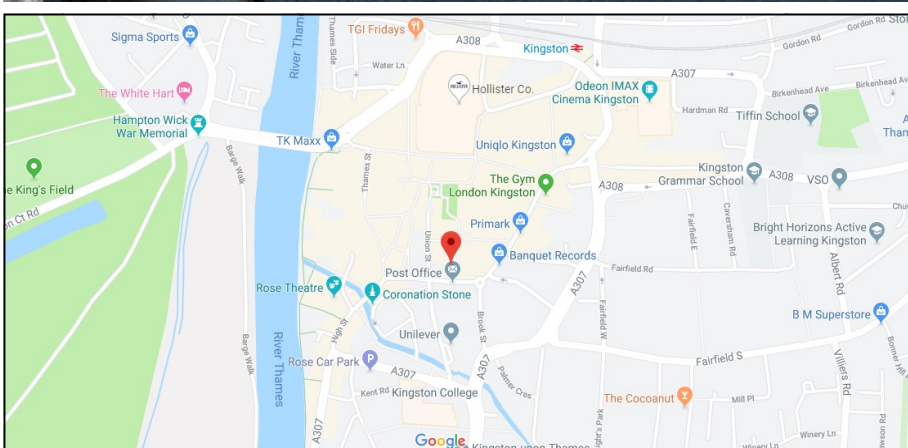


# FLEXIBLE OFFICE SPACE TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

154.74 sq. m - 752.8 sq. m (1,665 - 8,103 sq. ft) approx.

**MILLENNIUM HOUSE, EDEN STREET,  
KINGSTON UPON THAMES, KT1 1BL**



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

**020 8977 2204**

- **TOWN CENTRE LOCATION**
- **NEW LEASE WITH FLEXIBLE TERMS**
- **RENT £10 PSF EXCLUSIVE**
- **PARKING AVAILABLE BY NEGOTIATION**

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.

**MILLENNIUM HOUSE, EDEN STREET,  
KINGSTON UPON THAMES, KT1 1BL**

**CURRENT AVAILABILITY**

Unit	Floor	Net Area sq. ft	Rent Per Annum	Rates Payable 2023/2024	Rateable Value
Suite 10	2nd	1,197	£12,000	£10,853	£21,750
Suite 11	2nd	1,665	£16,650	£16,592	£33,250
Suite 12	3rd	8,103	£81,030	£67,160	£123,000

**LOCATION**

Millennium House is prominently situated in the centre of Kingston upon Thames, within the Eden Walk development. Kingston is famous for its shops, bars, restaurants and cafes which are all within easy reach of the property. The river Thames is approximately 300m to the west of the property and Kingston mainline train station is approximately 350m to the north.

Parking is available by negotiation at the adjacent Eden Walk multi storey car park.

**DESCRIPTION**

Millennium House offers flexible office accommodation. There are a range of different suites available as set out above.

**AMENITIES**

- Parking by separate negotiation
- Comfort cooling to some suites
- Passenger lifts
- Flexible terms
- Entry phone system

**LEASE TERMS**

Available on a new flexible lease directly from the landlord.

**RENT**

£10 per sq. ft exclusive.

VAT is applicable.

**SERVICE CHARGE**

A service charge is applicable with further details upon request.

**EPC**

Energy Rating: Available upon request

**VIEWING**

Strictly by appointment through Sole Agents.

Sharon Bastion  
sharon@snellers.com  
020 8977 2204

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

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