

HIGH QUALITY MODERN  
OFFICE ACCOMMODATION WITH  
GOOD CAR PARKING  
**5,560 TO 24,298 SQ FT TO LET**  
SITUATED AT THE HEART OF  
KINGSTON TOWN CENTRE

# MITRE HOUSE

1 CANBURY PARK ROAD,  
KINGSTON UPON THAMES, KT2 6LZ





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## DESCRIPTION

Mitre House comprises a striking modern 3 storey office building with an impressive double-height reception area which is served by a main stairwell and two passenger lifts.

The available accommodation comprises the entire ground and second floors although contiguous floors may be available. The space is fitted out to a good standard with some data cabling in place, so could offer plug & play opportunities. Car parking is available beneath the building together with a large number of spaces available on a separate licence.



## AVAILABILITY

Floor	sq ft	sq m
Second (East wing)	5,930	551
Second (West wing)	5,560	517
Ground (East wing)	6,484	602
Ground (West wing)	6,324	587
<b>Total</b>	<b>24,298</b>	<b>2,257</b>

## SPECIFICATION

- 2 x 10 person passenger lifts
- Comfort cooling & mechanical ventilation system
- Double glazed windows
- Kitchen breakout area in each wing
- Male, female & disabled toilets in each wing
- Recessed LED lighting
- Suspended ceilings
- Video entry system

## VIEWING

Strictly by appointment through the sole letting agents.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2023.

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