



**HISTORICAL OFFICE BUILDING
FOR SALE OR TO LET**

**8,934 sq ft
with large basement**



**A UNIQUE PIECE OF
HISTORY UNLIKE ANYTHING
ELSE IN KINGSTON**

**ORIGINAL CHARACTER
WITH MODERN
INTERVENTION**

**DISTINCTIVE SPACE IN A
RESTORED ENVIRONMENT
GRADE II LISTED**

**CONNECTING PAST &
PRESENT IN A UNIQUE
AND INSPIRING SPACE**





A HISTORY

EST'D
IN
1910



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There are two Grade II listed buildings at Royal Exchange: The Old Post Office, dating back to 1875 and the Telephone Exchange, built in 1908. Both were once the beating heart of Kingston: bustling institutions which played host to generations of workers.

- 1875
The Old Post Office opened
- 1908
Telephone Exchange built
- 1938
Telephone Exchange converted into a sorting office
- 1984
Telephone Exchange closed
- 1995
The Old Post Office closed
- 2019
Development launches
- 2023
'Telephone Exchange' and 'Old Post Office' reopen their doors as new commercial hubs

NOW WITH AN



EXCITING
FUTURE

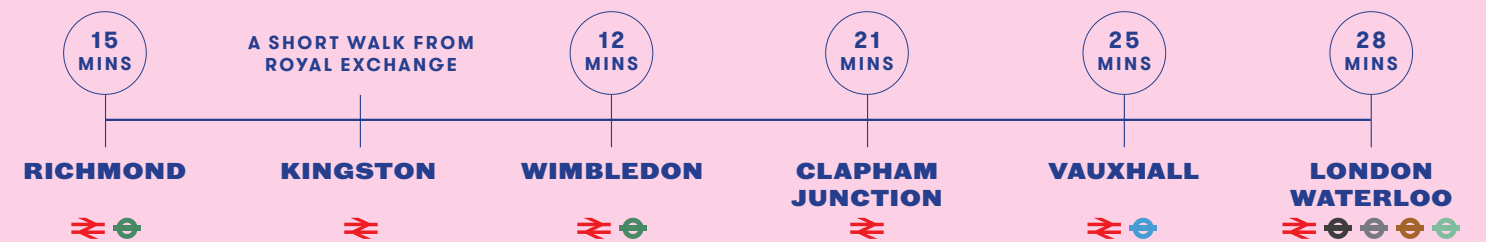
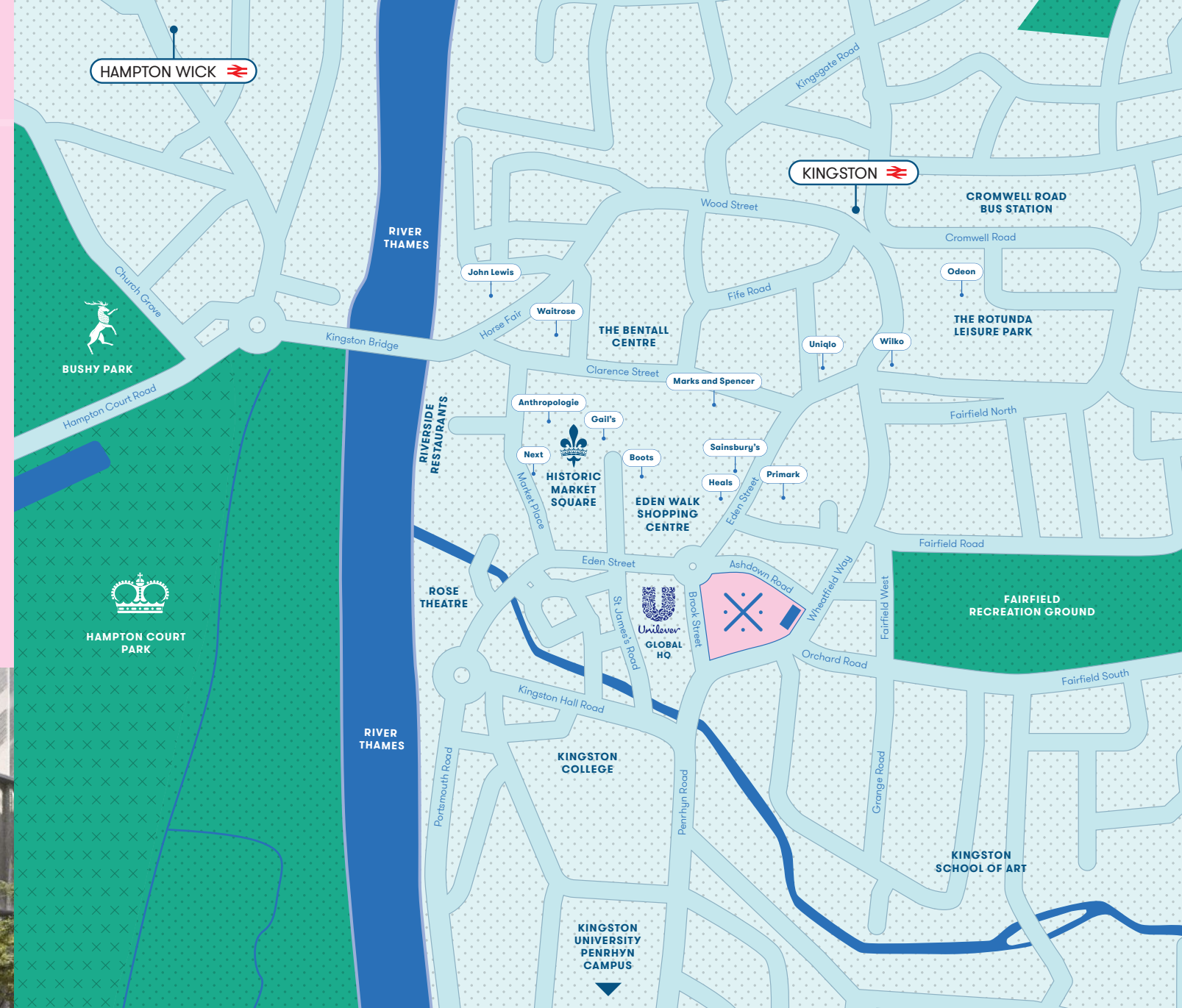


KINGSTON UPON THAMES
THE LOCATION



TIME AND PLACE

Kingston town centre offers an excellent range of shopping and leisure facilities, with a wide range of restaurants near-by, particularly concentrated along the banks of the River Thames. There are now 2 cinemas, a bowling alley and numerous gyms around the town. Both John Lewis and Bental's department stores are within a 5 minute walk.



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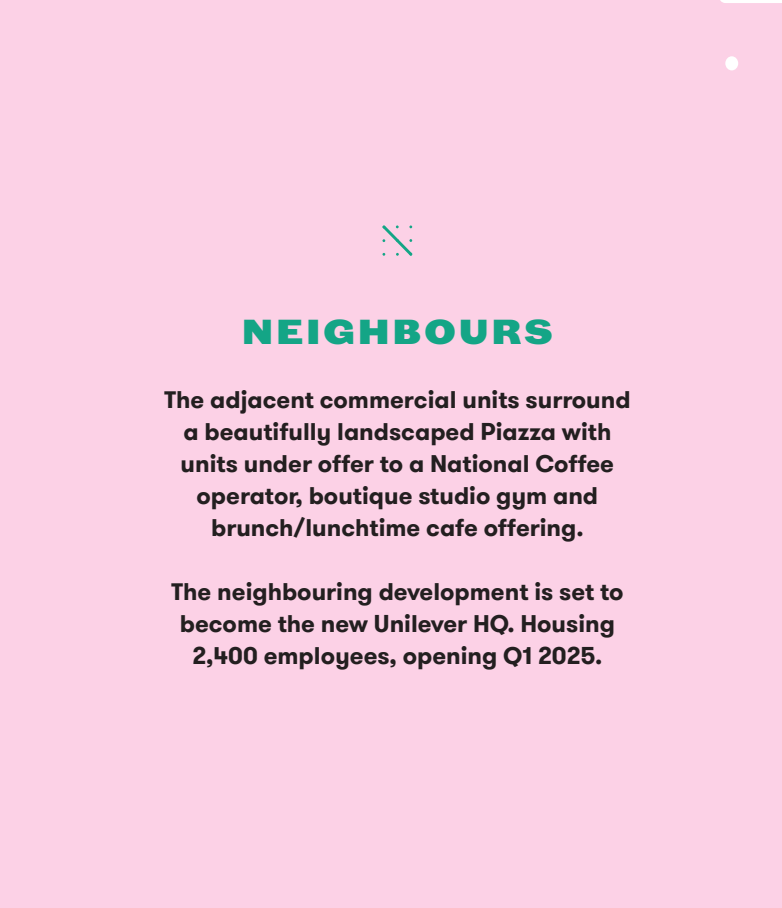
A NEW

CREATIVE HUB



CREATING A CULTURAL HUB

Royal Exchange is an exciting new development built around the Grade II listed Old Post Office and Telephone Exchange buildings. The residence offers contemporary apartment living within a vibrant new community, making The Piazza provide a focal point for the new neighbourhood. The Piazza will become a new commercial hub in Kingston. Housing new cafés, gyms and other commercial amenities.



NEIGHBOURS

The adjacent commercial units surround a beautifully landscaped Piazza with units under offer to a National Coffee operator, boutique studio gym and brunch/lunchtime cafe offering.

The neighbouring development is set to become the new Unilever HQ. Housing 2,400 employees, opening Q1 2025.



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KINGSTON UPON THAMES
THE BUILDING





SPACE TO THINK

The Telephone Exchange comprises a striking three storey character Grade II listed building. The building has been sympathetically restored, retaining many of the original features including ornate brickwork, herringbone parquet flooring and a vaulted ceiling with glass skylights at 1st floor.

The building has access from Wheatfield Way and Ashdown Road which is approached via the original steps.



AMENITIES

The ground and first floors are predominantly open plan with separate meeting rooms, WCs, disabled WC and a kitchen.

The property benefits from an exclusive courtyard area at ground floor, which back onto beautifully landscaped private gardens.

The lower ground floor provides further WCs, showers, storage and cycle parking.

APPROXIMATE FLOOR AREAS (NIA):

| | Sq ft | Sq m |
|--------------|--------------|------------|
| FIRST FLOOR | 3,348 | 311 |
| GROUND FLOOR | 3,541 | 329 |
| BASEMENT | 2,045 | 190 |
| TOTAL | 8,934 | 830 |



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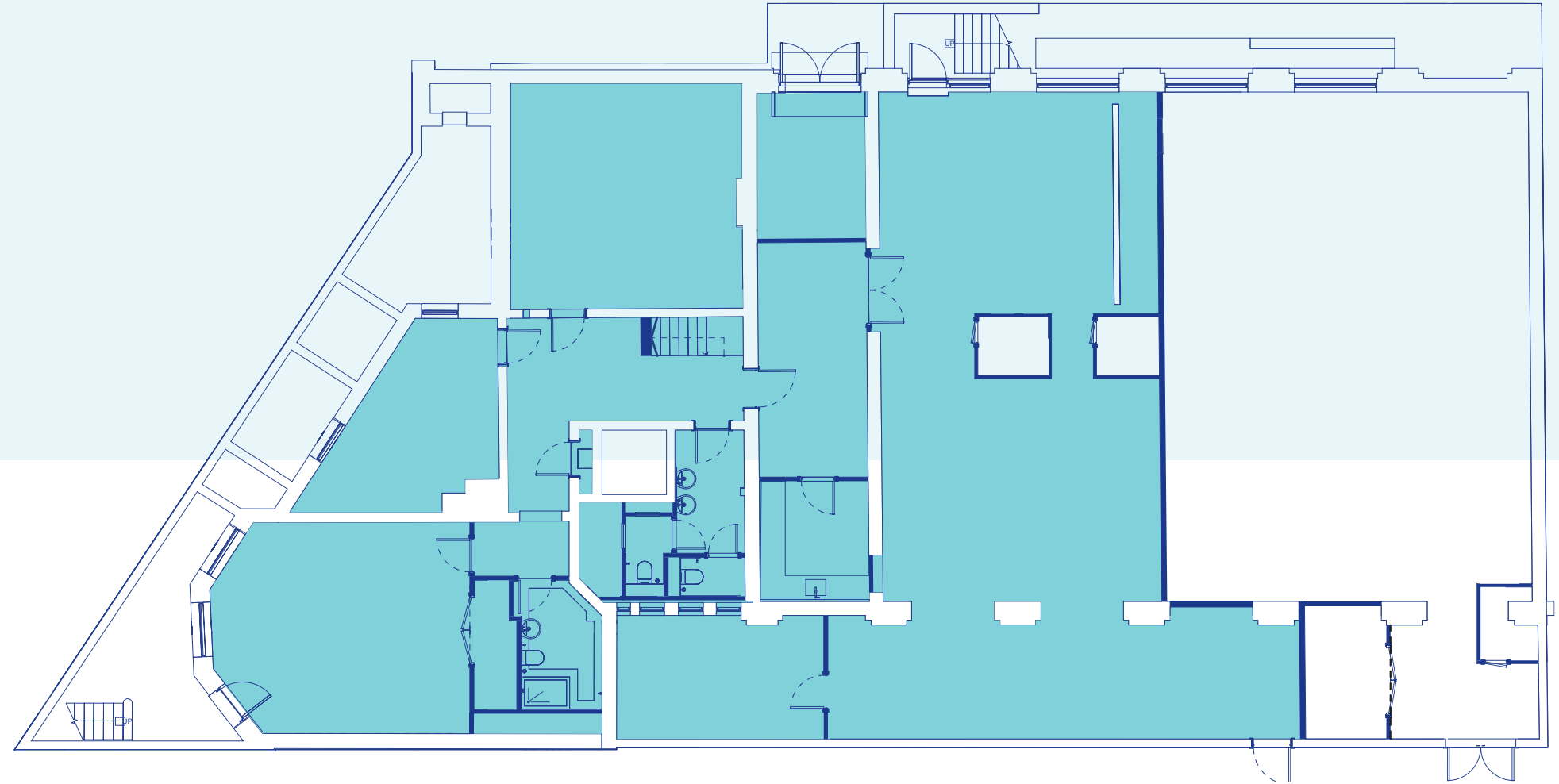


THE TELEPHONE EXCHANGE

FLOORPLANS



BASEMENT



TOTAL SPACE
2,045 sq ft / 190 sq m

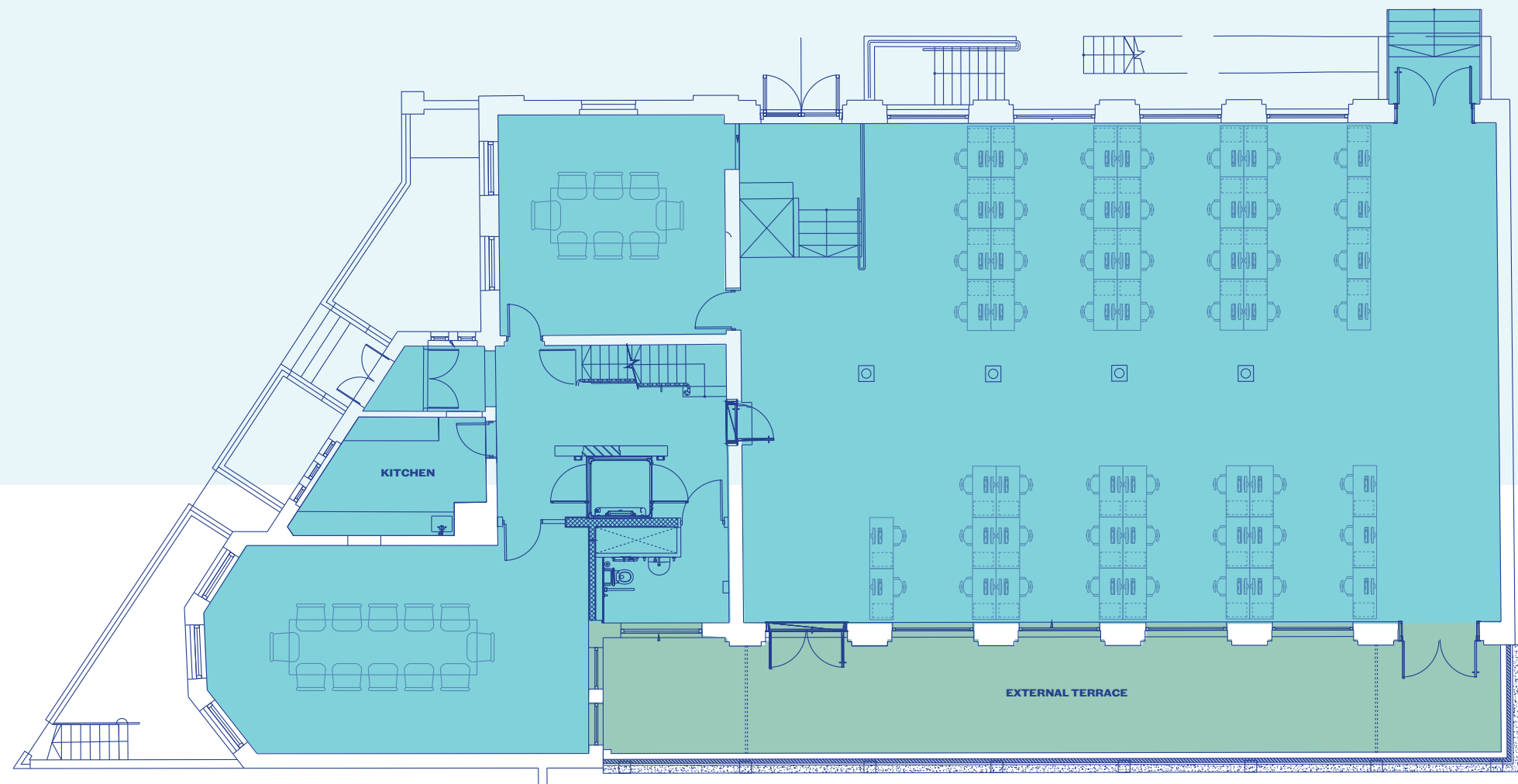


THE TELEPHONE EXCHANGE

FLOORPLANS



GROUND FLOOR



TOTAL SPACE
3,541 sq ft / 329 sq m

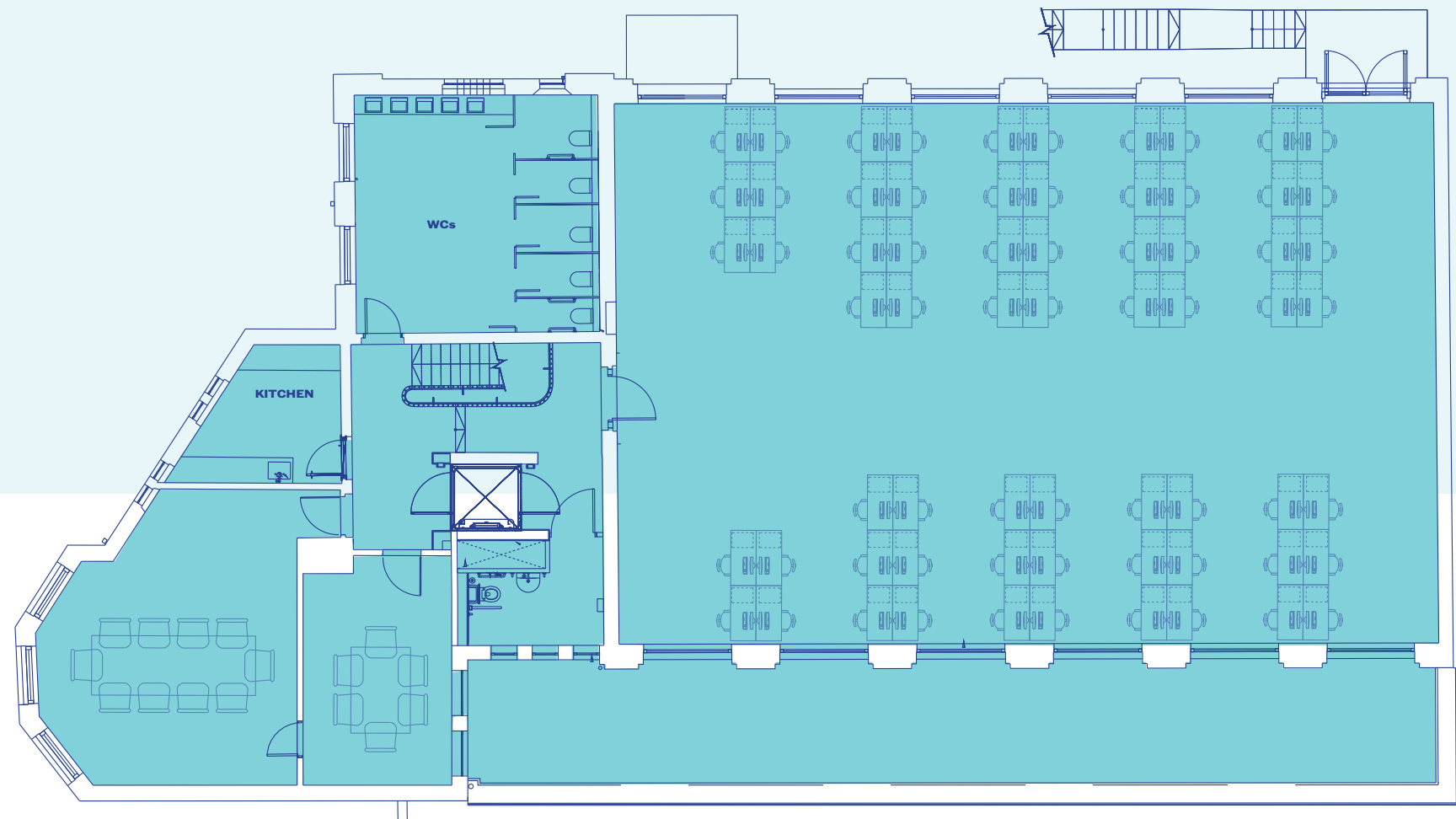


THE TELEPHONE EXCHANGE

FLOORPLANS



FIRST FLOOR



TOTAL SPACE
3,348 sq ft / 311 sq m

TELEPHONE EXCHANGE SPECIFICATION

The Telephone Exchange building has been newly renovated, including the following works:

BUILDING SPECIFICATION

- 2 kitchens
- New male and female WCs
- Shower facilities
- Disabled WC
- passenger lift from ground to first floors
- Disabled access lift
- Entry-phone System
- Studio space

UTILITY SERVICES

- Electricity: 100 amp 3 phase with MD of 75 kVA
- Telephone: Hyperoptic connection has been included within the Openreach application
- Gas: No provision
- Hot Water: Incoming water mains into basement plant room, hot water cylinder connected to incoming water supply
- Heating/cooling: Electric heating panels are provided to all common areas
- FCUs provide heating and cooling to meeting rooms and office spaces
- Drainage: Two 110mm diameter, one 75mm and one 50mm SVPs provided
- Fire Alarm: Category L3 installed (in line with recommendations)

INTERIOR SPECIFICATION

- Original feature ornate tiling to some walls
- Original feature brick walls in some areas, plasterboard walls in others
- Feature trusses to first floor open plan office area
- Original parquet flooring and new parquet floor to the ground and first office spaces
- Terrazzo Flooring to entrance lobby
- External timber deck
- Separate meeting rooms with carpets and suspended ceilings
- Internal cycle racks / bike storage space

MECHANICAL & ELECTRICAL SPECIFICATION

- VRF comfort cooling/heating system with galvanised steel ducting visible in open plan floors
- LED lighting (some suspended, some recessed)
- Perimeter trunking system

PLANNING/USE

The property was granted a B1 office consent which now falls under class E(g) (i) of the use classes order, but may be suitable for other class uses subject to verification.

TENURE

The property is available for sale on 999 year long leasehold with full vacant possession. The Property is VAT registered.



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PRICE

Price and Rent On application.

BUSINESS RATES

To be assessed.

EPC

To be commissioned.



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CONTACT

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ROYAL EXCHANGE



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