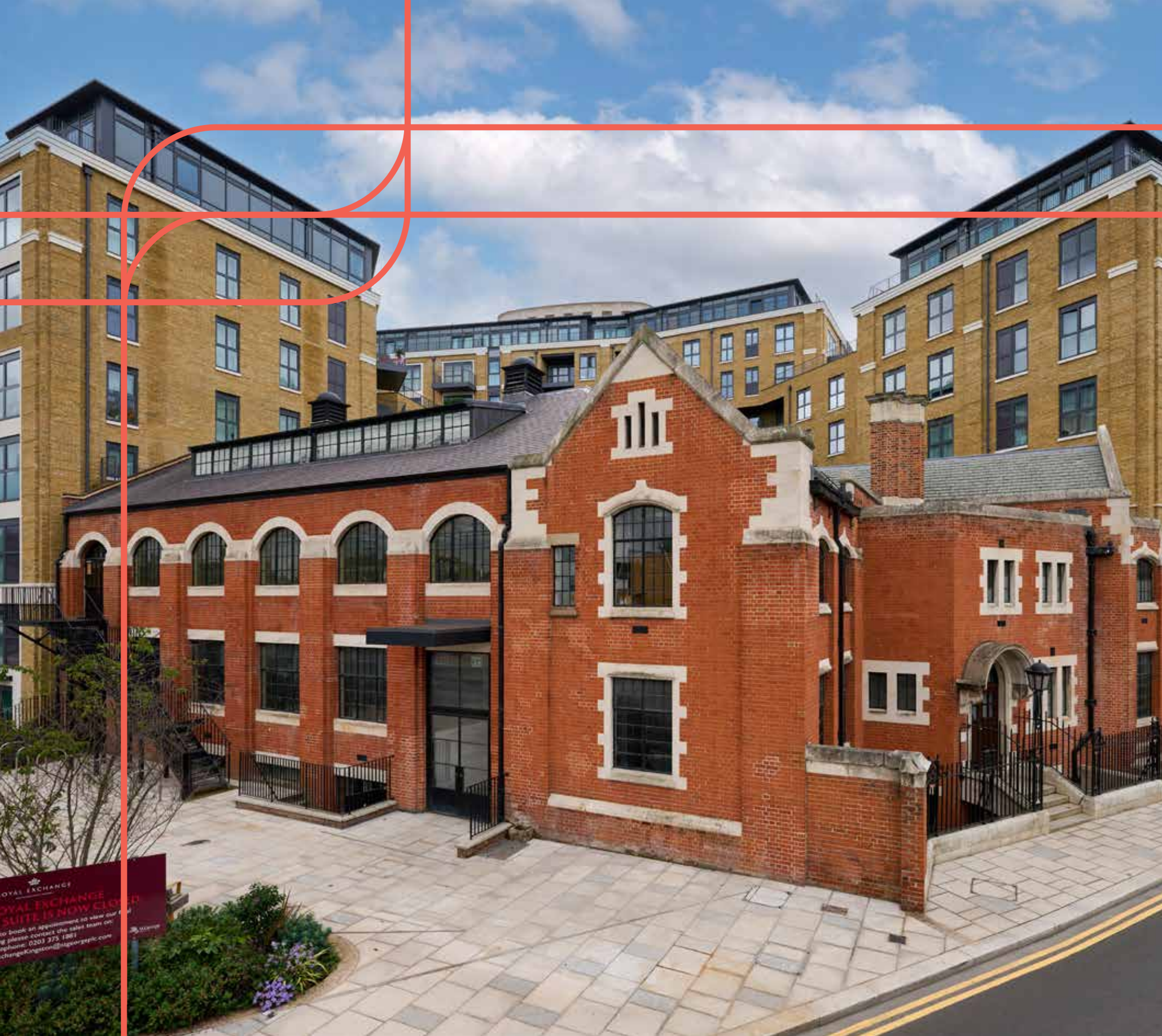




# **HISTORICAL OFFICE BUILDING FOR SALE OR TO LET**

**9,264 sq ft (860.7 sq.m)  
including large basement**

**6 Ashdown Road, Kingston Upon Thames, KT1 2FP**



**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



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

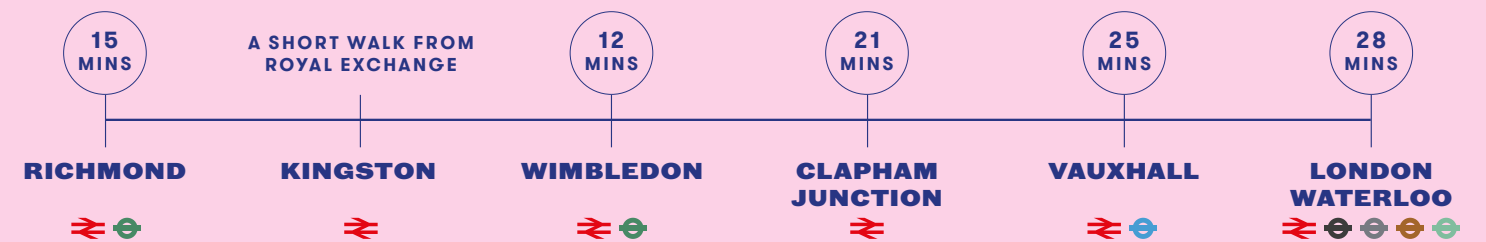
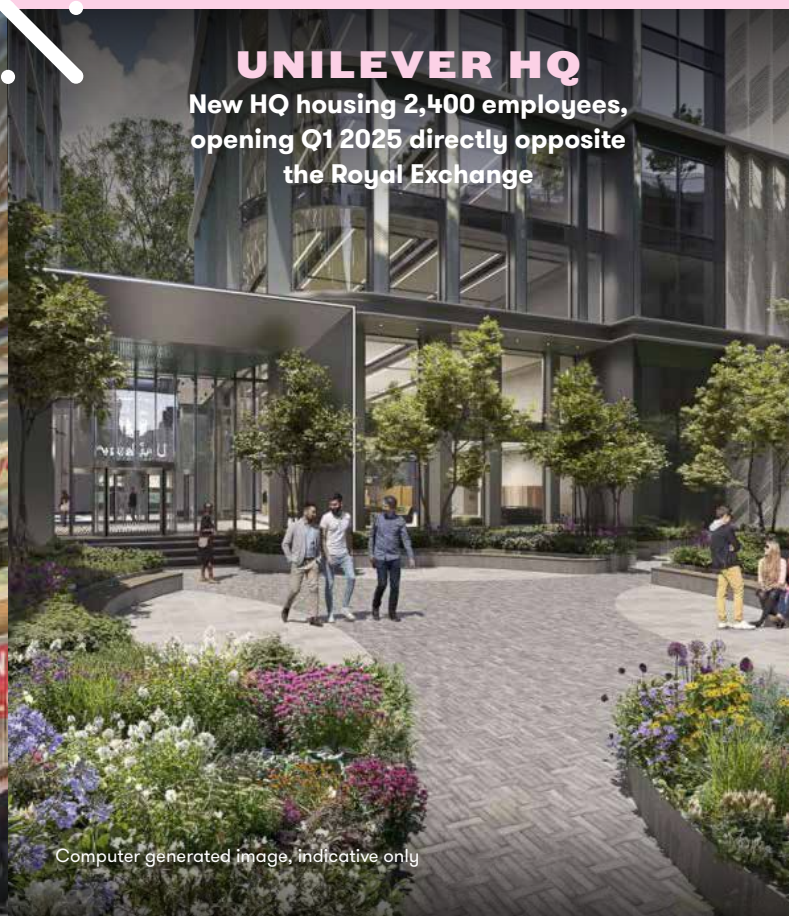
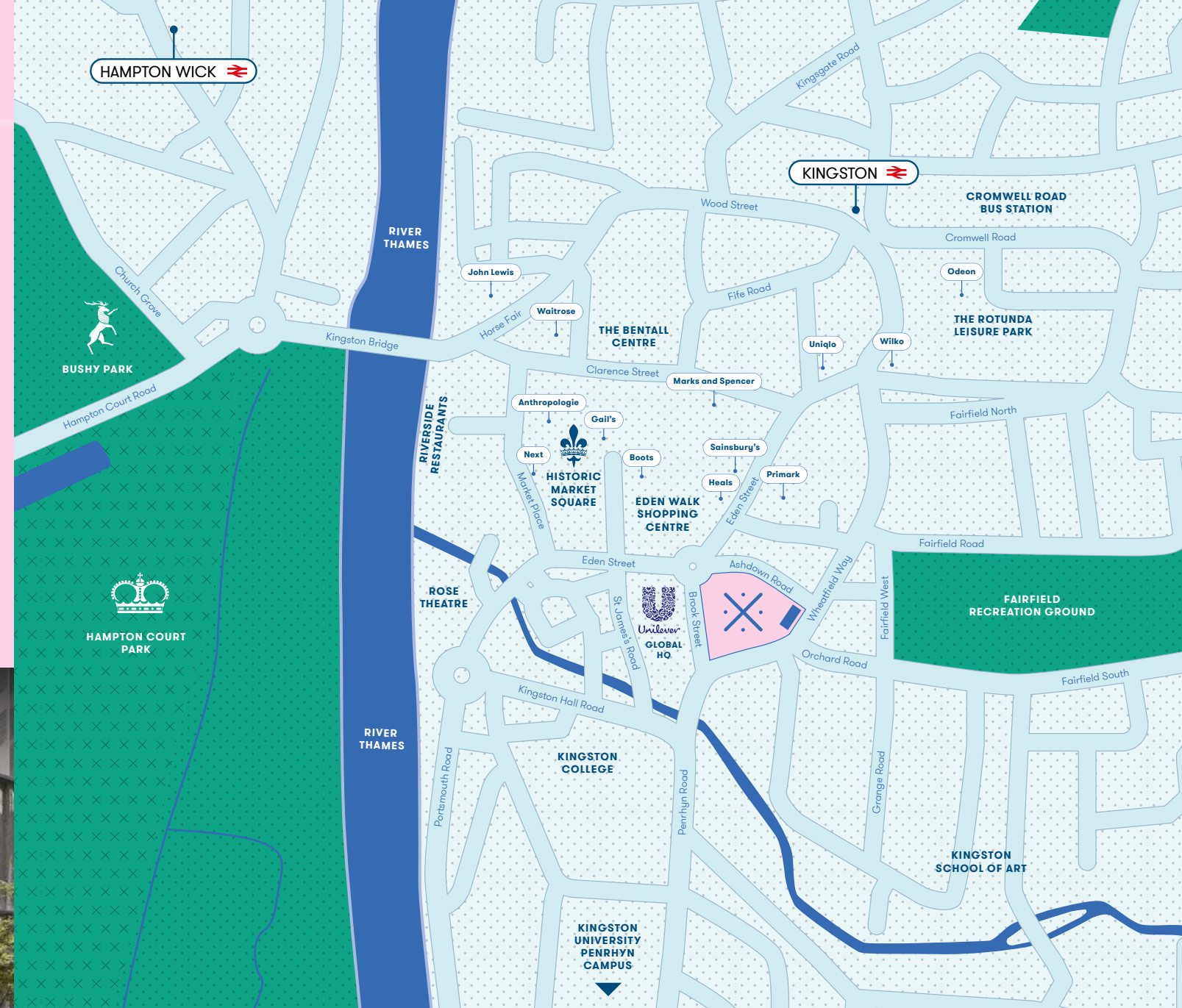
The Telephone Exchange, 6 Ashdown Road, Kingston Upon Thames, KT1 2FP





# 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.



Computer generated image, indicative only

Computer generated image, indicative only





**A NEW**

# CREATIVE HUB

Photograph of Telephone Exchange first floor space



Photograph of Telephone Exchange entrance space

## 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.



Computer generated image, indicative only



**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  | 3,354        | 311.6        |
| GROUND FLOOR | 3,664        | 340.4        |
| BASEMENT     | 2,245        | 208.7        |
| TOTAL        | <b>9,264</b> | <b>860.7</b> |



Computer generated image, indicative only



Photograph of Telephone Exchange ground floor



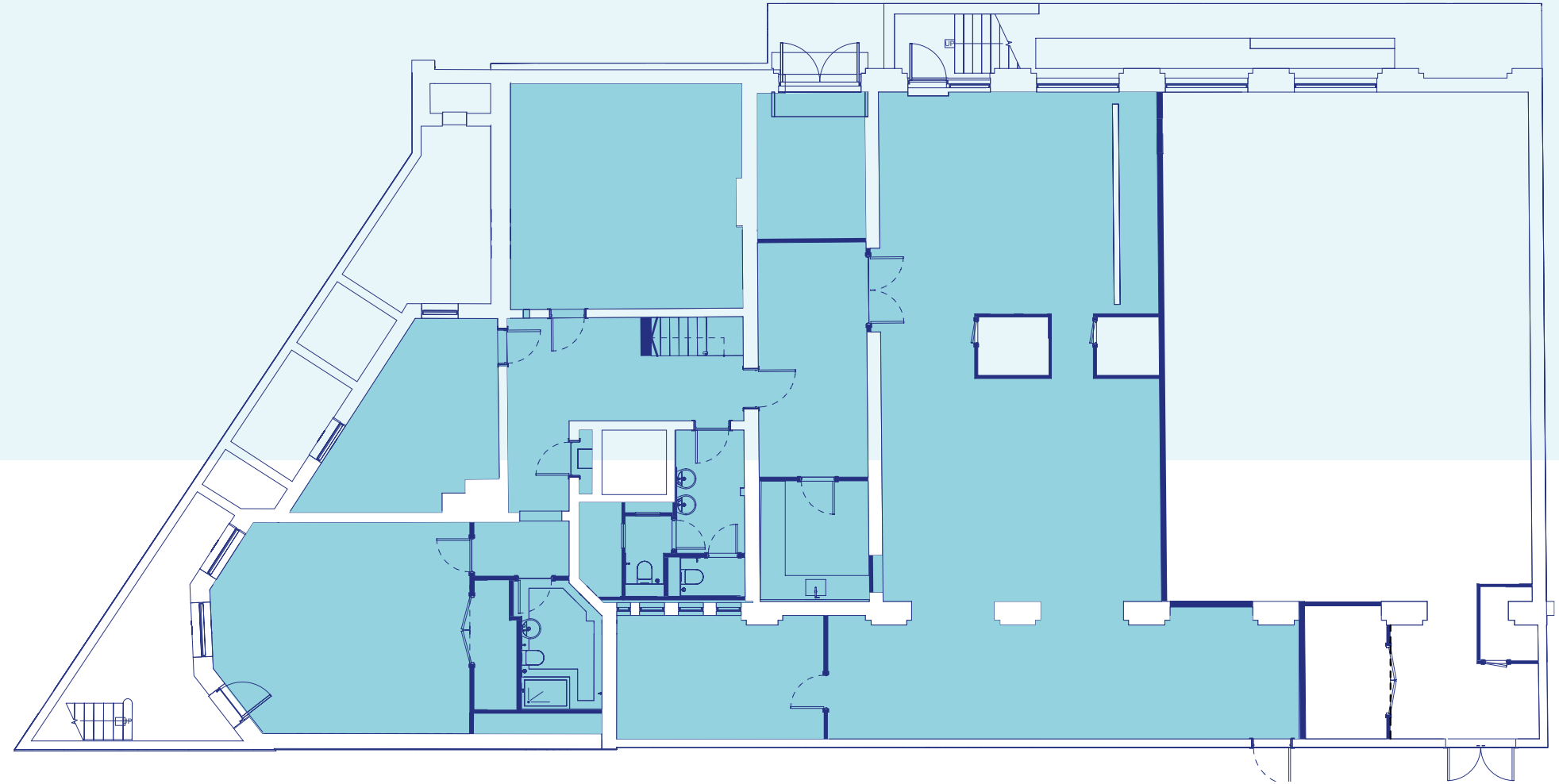


# THE TELEPHONE EXCHANGE

## FLOORPLANS



### BASEMENT



**TOTAL SPACE**  
2,245 sq ft / 208.7 sq m



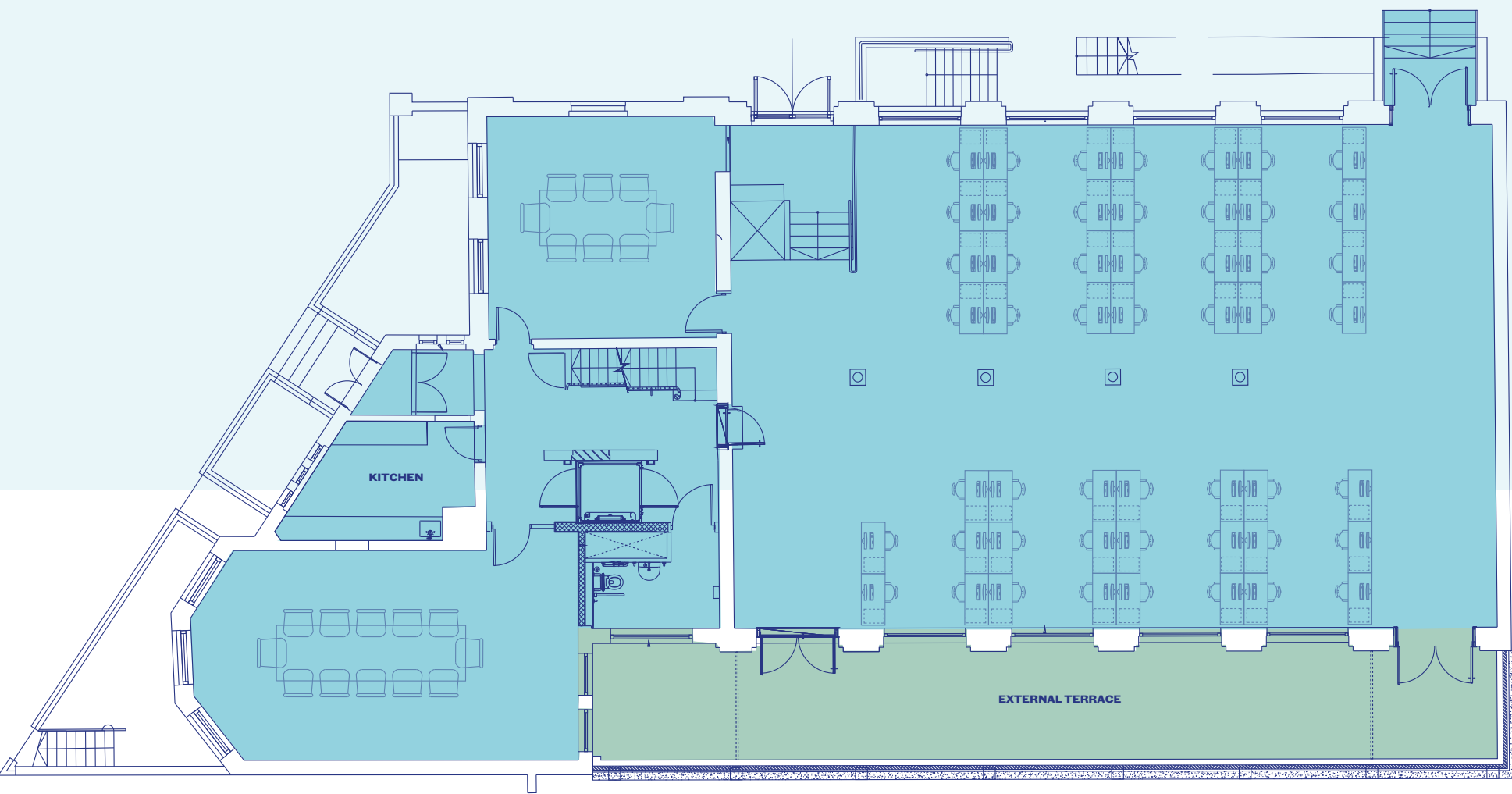


**THE  
TELEPHONE  
EXCHANGE**

**FLOORPLANS**



**GROUND FLOOR**



**TOTAL SPACE**  
3,664 sq ft / 340.4 sq m



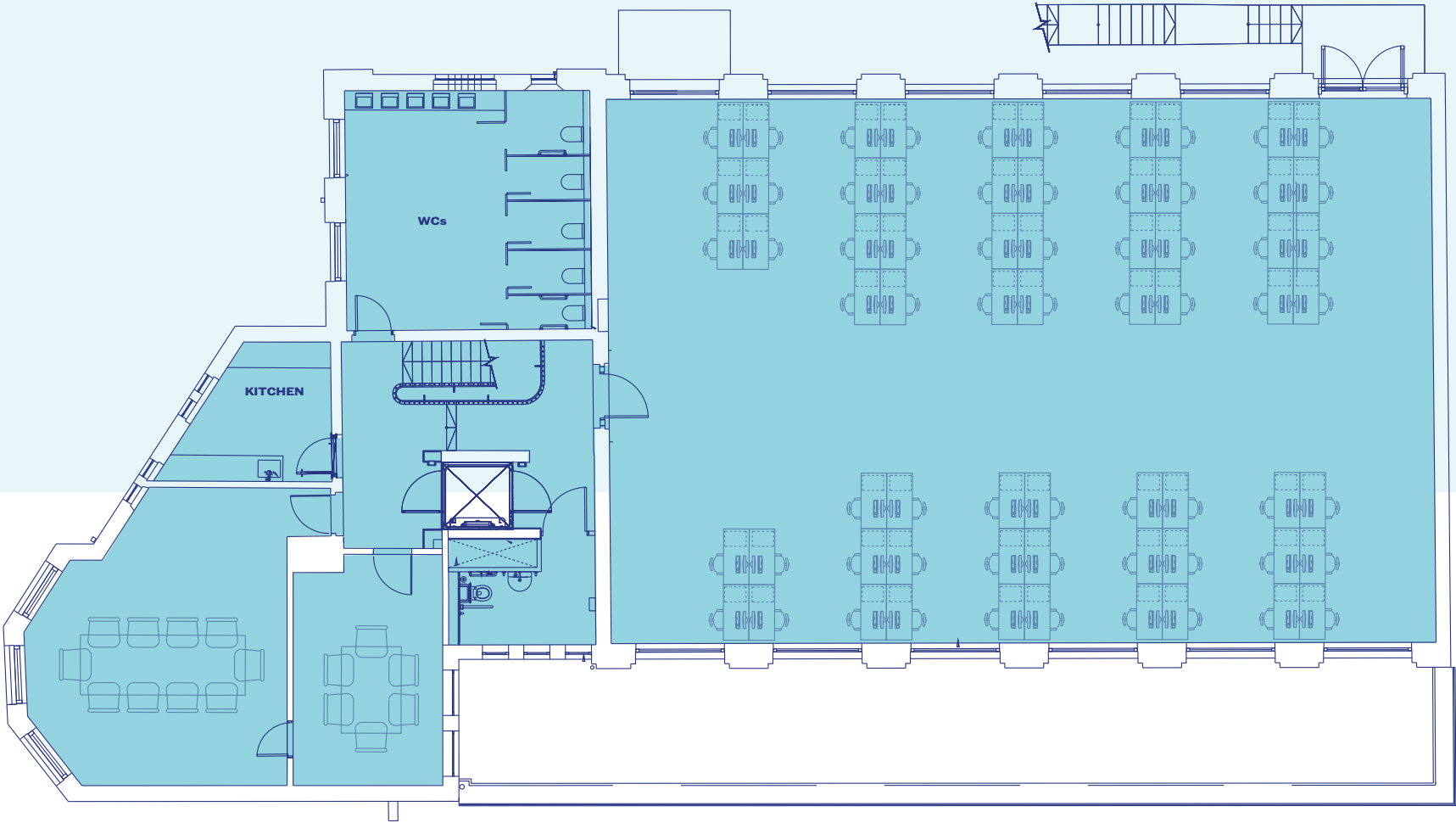


**THE  
TELEPHONE  
EXCHANGE**

**FLOORPLANS**



**FIRST FLOOR**



**TOTAL SPACE**  
3,354 sq ft / 311.6 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

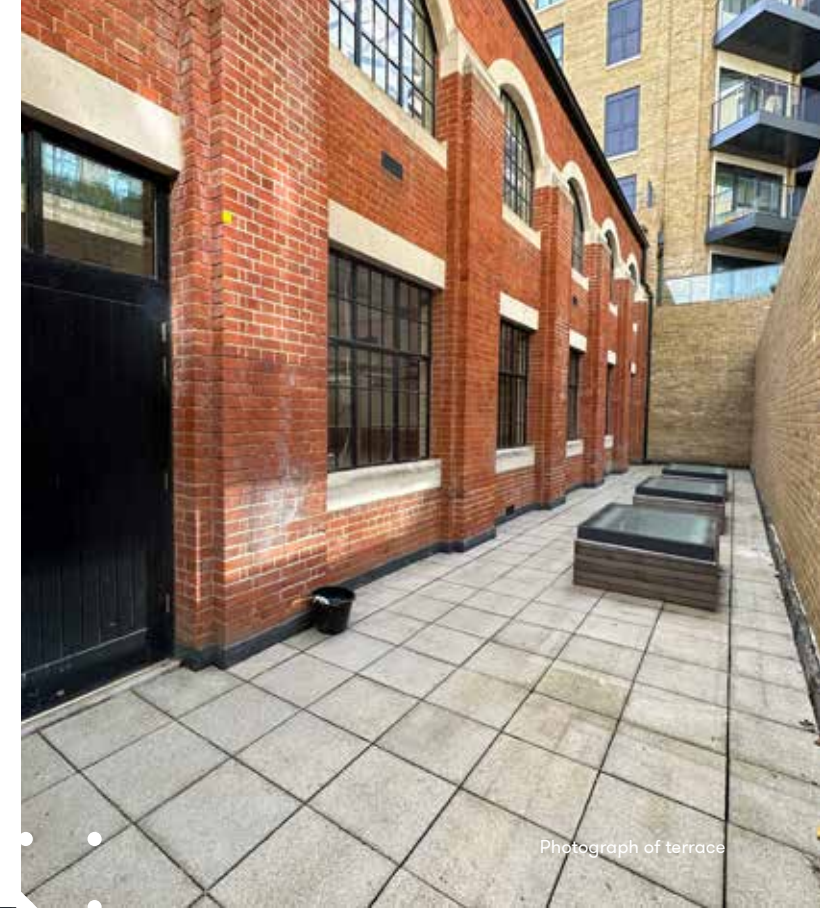
## PLANNING/USE

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.  
The Vendor may consider letting the building as a whole on a new FR&I lease for a minimum of 10 year term.



Photograph of terrace



Photograph of toilets

## PRICE

Price and Rent On application.

## BUSINESS RATES

To be assessed.

## EPC

The Property has an Energy Rating of Band B-36.





## CONTACT



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ROYAL EXCHANGE



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