

Our Ref: TG/apr

June 2011

*Guaranteed Commercial Property Solutions*

Warwick Lodge  
75 - 77 Old London Road  
Kingston-upon-Thames, Surrey KT2 6ND

**T** 020 8546 0022  
**F** 020 8541 1360  
**e** [property@bonsors.com](mailto:property@bonsors.com)  
**w** [www.bonsors.com](http://www.bonsors.com)

Dear Sir / Madam

**Re: Kopshop, Old London Road, Kingston upon Thames**

Please find enclosed details of the above.

The offices have been fully refurbished, including air-cooling. There is a spacious entrance hall for receiving visitors and a meeting room can be booked just off the Reception. There is also a large kitchen/break out area on the first floor for use of tenants.

The prices include the following:

- Rent
- Rates
- Service charge
- Desks & chairs
- Telephones
- Broadband internet connectivity
- 24 x 7 access
- Boardroom usage
- Cleaning
- Tea, coffee, milk & sugar in kitchen
- Buildings insurance
- Reception usage
- Kitchen / breakout area

The Kopshop is currently full except for a 2/3 person suite and a 7/8 person suite which are to let on flexible terms from £600 + VAT and £2,000 + VAT per month respectively, subject to contract.

For further information or to view the suites please contact Andrew Pollard or Tim Gauld on 0208 546 0022.

**Bonsors – Guaranteed Commercial Property Solutions**



## KOPSHOP

An ideal central Kingston location opposite the urban artwork, 'the phone boxes', less than 5 minutes walk from Kingston BR station [London Waterloo 40 minutes], shops, bars, restaurants & Kingston waterfront.

Contemporary office spaces are furnished with modern, high-quality desks, 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, one all-inclusive monthly payment [including FREE broadband - phone use charged as an extra]. No other hidden extras to think about. Please visit our website [www.filgroup.co.uk](http://www.filgroup.co.uk) for full details and availability.

6 OLD LONDON ROAD  
KINGSTON, KT2 6QF

CENTRAL KINGSTON'S  
PREMIER SMALL OFFICE SPACE

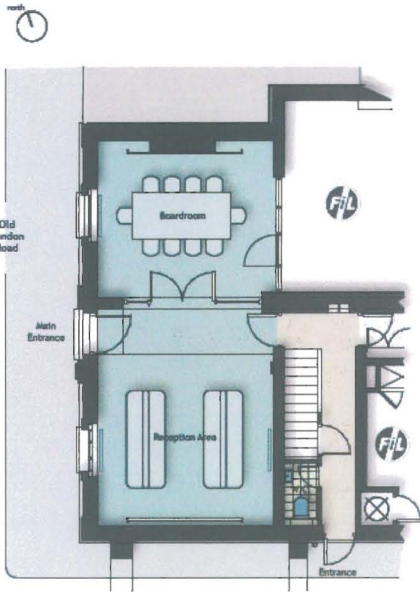
**Bonsor  
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CHARTERED SURVEYORS

**020 8546 0022**





# PREMIUM QUALITY SERVICED OFFICE ACCOMMODATION

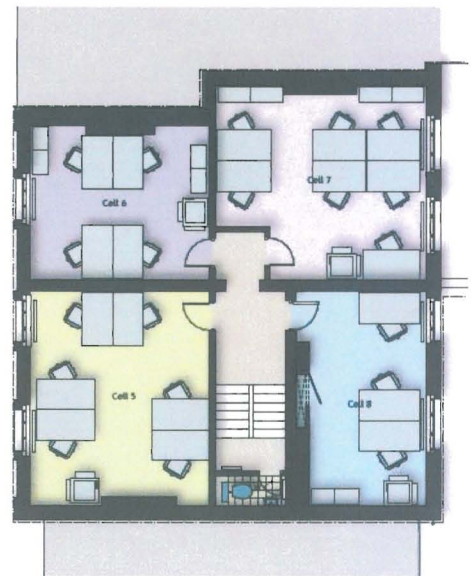


**Ground Floor - Communal Areas**



**First Floor**

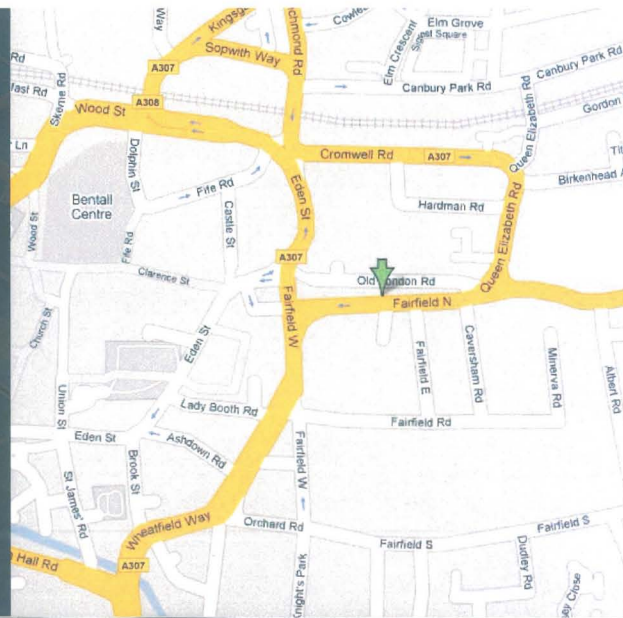
Cell 1	2 Desk Office	4.5m x 4.2m (max)	14m <sup>2</sup>
Cell 2	2 Desk Office	3.5m x 2.7m (max)	8.5m <sup>2</sup>
Cell 3	4 Desk Office	4.5m x 4m	18.5m <sup>2</sup>
Cell 4	7 Desk Office	5.5m x 5m	27.5m <sup>2</sup>



**Second Floor**

Cell 5	6 Desk Office	4.5m x 5.5m	25.5m <sup>2</sup>
Cell 6	4 Desk Office	4.5m x 4m	18.5m <sup>2</sup>
Cell 7	7 Desk Office	5.5m x 5m (max)	25.5m <sup>2</sup>
Cell 8	3 Desk Office	3.5m x 5.5m	17.5m <sup>2</sup>

- Central location next to the 'phone boxes', five minutes stroll from Kingston station and the river
- Offices are furnished with quality desks and ergonomic computer chairs, phones and broadband internet connectivity
- Easy and quick move-in process, one all-inclusive monthly payment with no hidden extras
- Communal reception, boardroom and kitchen break-out area



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