

Our ref: TG/apr

Date as Postmark

Dear Sir /Madam

**Re: Studio 3, Burnham Studios, Burnham Street, Kingston upon Thames**

Please find enclosed our brochure for the above studio unit. Burnham Studios is located at the foot of Kingston Hill and comprises four studio units on the first floor of a modern retail and residential development.

Studio 3 totals 781 sq ft (72.6 sq m) and benefits from Internet ready Cat 5 cabling; air conditioning, high quality kitchenette and one car parking space.

A new full repairing and insuring lease is available for a term by arrangement.

For further information please contact Tim Gauld or Andrew Pollard or visit [www.bonsors.com](http://www.bonsors.com)

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tim Gauld', with a stylized flourish above the name.

**Tim Gauld, MRICS**

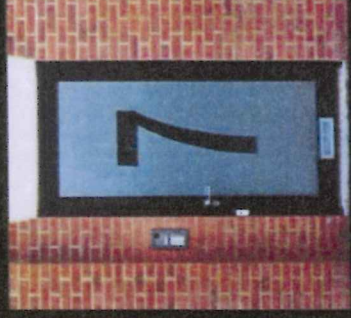
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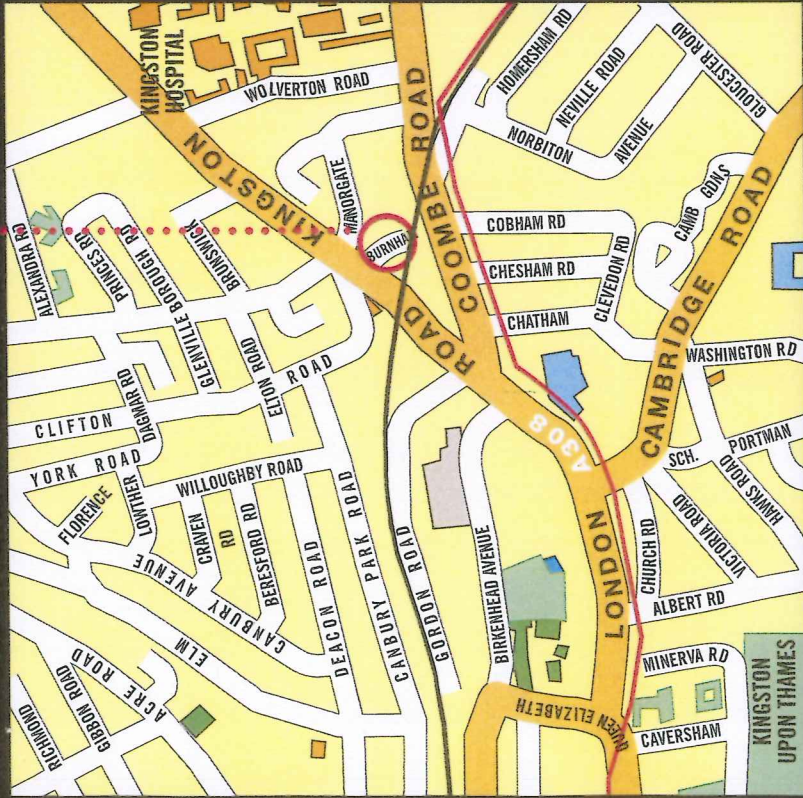
# Burnham Studio Offices

Contemporary work spaces in Kingston –  
perfectly formed for the small business



[kingstonoffices.com](http://kingstonoffices.com)





## Burnham Studios, 7 Burnham Street, Kingston upon Thames, Surrey KT2 6QR. A premium quality development of four first floor studio offices.

The development is in a sought after conservation area at the foot of Kingston Hill, served by numerous local shops and cafes.

Norbiton train station is within a five minute walk, and central Kingston and Richmond Park can both be enjoyed after a 15 minute stroll.

All offices have been interior designed to provide light and airy work spaces with flexible layouts.

Specification includes:

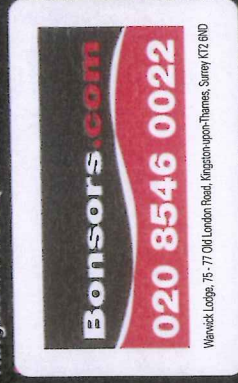
- Internet ready Cat 5 cabling
- Air cooling
- High quality fitted kitchenettes
- Integral private WCs
- Entrance hall with platform lift



FIRST FLOOR

All sizes are approximate. Furniture images are layout suggestions only – studios are unfurnished.

Kingston Offices is an FILGROUP development:  
FILGROUP Ltd, KOPSHOP, 6 Old London Road,  
Kingston KT2 6QF

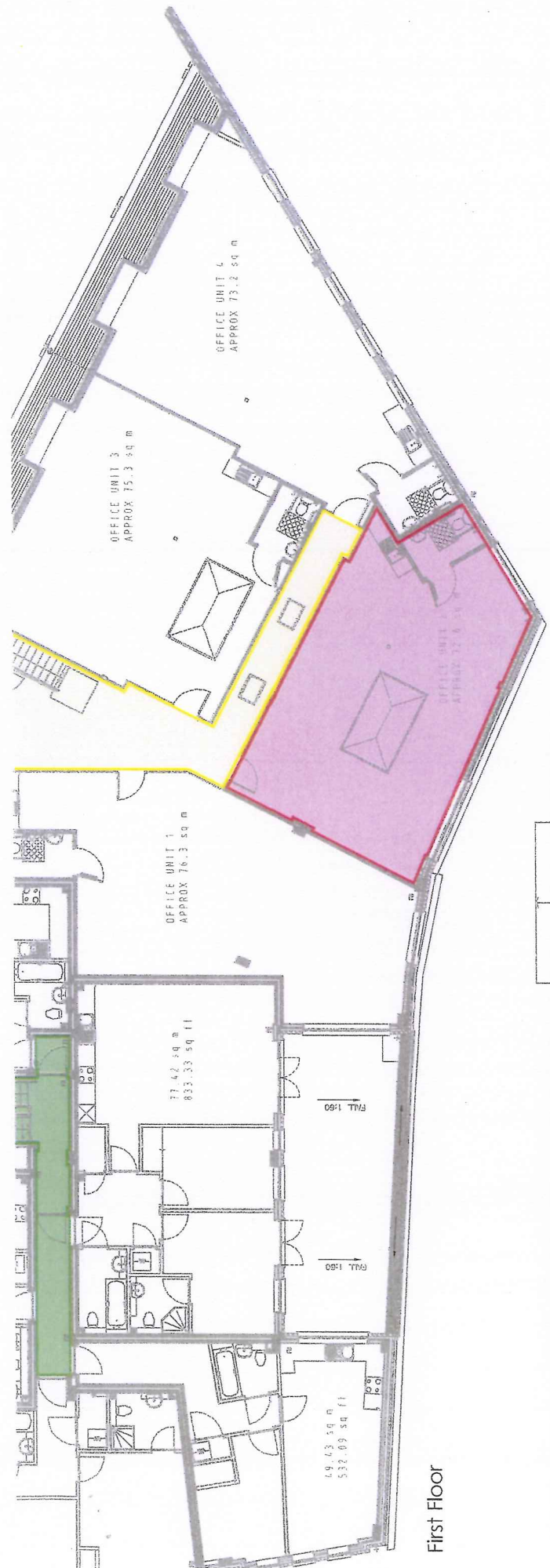


The Studios are available on new full repairing and insuring leases. All measurements, areas and distances are approximate.

|          |         |                 |
|----------|---------|-----------------|
| studio 1 | 75.3 m2 | 1 parking space |
| studio 2 | 73.2 m2 | 1 parking space |
| studio 3 | 72.6 m2 | 1 parking space |
| studio 4 | 76.3 m2 | 1 parking space |

For more information visit [kingstonoffices.com](http://kingstonoffices.com)





First Floor



Ground Floor