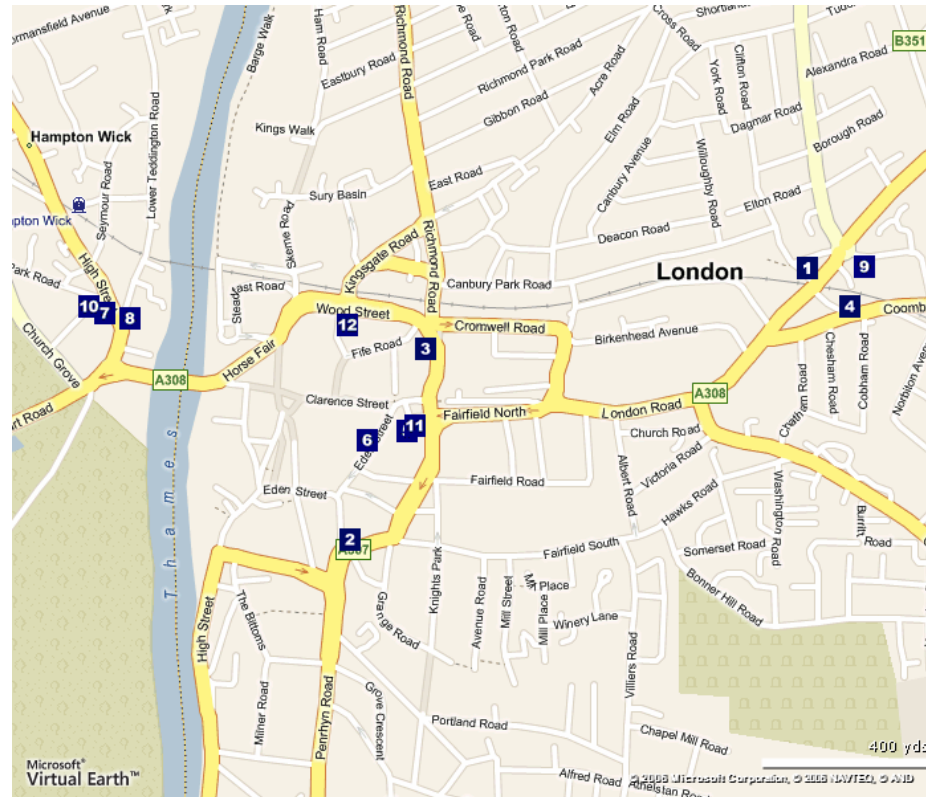









## BESPOKE MARKET REPORT FOR XYZ PLC



**Client:** XYZ Plc  
**Search criteria:** Office Space 4,000 – 10,000 sq.ft Kingston Town Centre




	Address	Floors & Charges	Terms	Description/Amenities																																				
<b>1</b>	Sutherland House Bridge End Close Kingston Upon Thames KT2 6PZ	<p><b>Rent:</b> N/A</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>2,343</td> <td>218</td> <td>N/A</td> <td>N/A</td> <td>Avail</td> </tr> <tr> <td>Ground Floor</td> <td>1,832</td> <td>170</td> <td>N/A</td> <td>N/A</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>4,175</b></td> <td><b>388</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Sale Price:</b> £1,100,000 Guide Price  <b>Rates:</b> Rateable Value £52,000 (approx £12.46 psf)  <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	2,343	218	N/A	N/A	Avail	Ground Floor	1,832	170	N/A	N/A	Avail	<b>TOTAL</b>	<b>4,175</b>	<b>388</b>				Freehold  Immediately on completion of legal formalities	The availability comprises recently refurbished ground and first floor office space and a garage (375 sq ft). Planning consent has been granted for the erection of a new second floor. <ul style="list-style-type: none"> <li>Entire Building</li> </ul> <p><b>Grade:</b> New or Refurbished  <b>Last Update:</b> 21/01/2008</p>												
	Sq Ft	Sq M	£psf	£psm																																				
1st Floor	2,343	218	N/A	N/A	Avail																																			
Ground Floor	1,832	170	N/A	N/A	Avail																																			
<b>TOTAL</b>	<b>4,175</b>	<b>388</b>																																						
<b>2</b>	Argyll House 23 Brook Street Kingston Upon Thames KT1 2BN 	<p><b>Rent:</b> Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>3,750</td> <td>348</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,750</td> <td>348</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground Floor</td> <td>895</td> <td>83</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground Floor</td> <td>1,062</td> <td>99</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>9,457</b></td> <td><b>879</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Not Quoting  <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	3,750	348	NQ	NQ	Avail	2nd Floor	3,750	348	NQ	NQ	Avail	Ground Floor	895	83	NQ	NQ	Avail	Ground Floor	1,062	99	NQ	NQ	Avail	<b>TOTAL</b>	<b>9,457</b>	<b>879</b>				Leasehold  An FRI sublease expiring in Mar 2014. Additional car parking is available nearby on a license agreement.  On completion of legal formalities	The availability comprises open plan office space arranged over the ground-floor. <ul style="list-style-type: none"> <li>1 Car Parking Spaces</li> <li>Category 2 Lighting</li> <li>Good Ceiling Height</li> <li>Open Plan Layout</li> <li>Raised Floors</li> <li>Suspended Ceilings</li> </ul> <p><b>Grade:</b> Second Hand  <b>Last Update:</b> 03/12/2007</p>
	Sq Ft	Sq M	£psf	£psm																																				
3rd Floor	3,750	348	NQ	NQ	Avail																																			
2nd Floor	3,750	348	NQ	NQ	Avail																																			
Ground Floor	895	83	NQ	NQ	Avail																																			
Ground Floor	1,062	99	NQ	NQ	Avail																																			
<b>TOTAL</b>	<b>9,457</b>	<b>879</b>																																						
<b>3</b>	Greencoat House 165-183 Clarence Street Kingston Upon Thames KT1 1QT 	<p><b>Rent:</b> £105,000 Per Annum (approx £19.34 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>5,430</td> <td>504</td> <td>£19.34</td> <td>£208.13</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5,430</b></td> <td><b>504</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Rateable Value £81,500 (approx £15.01 psf)  <b>Service Charge:</b> £35,295 pa (approx £6.50 psf)  <b>Total Charge:</b> £40.85 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	5,430	504	£19.34	£208.13	Avail	<b>TOTAL</b>	<b>5,430</b>	<b>504</b>				Leasehold  A new FRI lease for a term to be agreed. Outside of the Landlord and Tenant Act 1954.  On completion of legal formalities	Comprises a modern office building with available refurbished open plan space arranged within a suite on the third-floor. <ul style="list-style-type: none"> <li>5 Car Parking Spaces</li> <li>Air Conditioning</li> <li>Carpeting</li> <li>Category 2 Lighting</li> <li>Entryphone</li> <li>Kitchen Facilities</li> <li>Modern Building</li> <li>Open Plan Layout</li> <li>Passenger Lift(s)</li> <li>WC's</li> </ul> <p><b>Grade:</b> New or Refurbished  <b>Last Update:</b> 05/02/2008</p>																		
	Sq Ft	Sq M	£psf	£psm																																				
3rd Floor	5,430	504	£19.34	£208.13	Avail																																			
<b>TOTAL</b>	<b>5,430</b>	<b>504</b>																																						

<p><b>4</b></p>	<p>Kingston House 15 Coombe Road Kingston Upon Thames KT2 7AD</p> 	<p><b>Rent:</b> £77,400 Per Annum (approx £20.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Offices</td> <td>3,870</td> <td>360</td> <td>£20.00</td> <td>£215.27</td> <td>Avail</td> </tr> <tr> <td>4th</td> <td>1,620</td> <td>151</td> <td>£20.00</td> <td>£215.27</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5,490</b></td> <td><b>510</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Not Quoting <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Offices	3,870	360	£20.00	£215.27	Avail	4th	1,620	151	£20.00	£215.27	Avail	<b>TOTAL</b>	<b>5,490</b>	<b>510</b>				<p>Leasehold</p> <p>A lease on terms to be agreed.</p> <p>On completion of legal formalities</p>	<p>Comprises office accommodation.</p> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 05/02/2008</p>						
	Sq Ft	Sq M	£psf	£psm																														
Offices	3,870	360	£20.00	£215.27	Avail																													
4th	1,620	151	£20.00	£215.27	Avail																													
<b>TOTAL</b>	<b>5,490</b>	<b>510</b>																																
<p><b>5</b></p>	<p>Eve House Eden Street Kingston Upon Thames KT1 1SX</p> 	<p><b>Rent:</b> £337,443 Per Annum (approx £21.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>7,585</td> <td>705</td> <td>£21.50</td> <td>£231.41</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>7,615</td> <td>707</td> <td>£21.50</td> <td>£231.41</td> <td>Avail</td> </tr> <tr> <td>Reception</td> <td>495</td> <td>46</td> <td>£21.50</td> <td>£231.41</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>15,695</b></td> <td><b>1,458</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> £114,574 (approx £7.30 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	7,585	705	£21.50	£231.41	Avail	1st Floor	7,615	707	£21.50	£231.41	Avail	Reception	495	46	£21.50	£231.41	Avail	<b>TOTAL</b>	<b>15,695</b>	<b>1,458</b>				<p>Leasehold</p> <p>A new lease on terms to be agreed.</p> <p>On completion of legal formalities</p>	<p>Comprises high quality open plan office accommodation arranged on the first and second floors.</p> <ul style="list-style-type: none"> <li>▪ 18 Car Parking Spaces</li> <li>▪ Air Conditioning</li> <li>▪ Carpeting</li> <li>▪ High Quality Offices</li> <li>▪ Open Plan Layout</li> <li>▪ Passenger Lift(s)</li> <li>▪ Raised Floors</li> <li>▪ Reception</li> <li>▪ Recessed Lighting</li> <li>▪ Suspended Ceilings</li> <li>▪ WC's</li> </ul> <p><b>Grade:</b> Under Refurbishment <b>Last Update:</b> 22/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																														
2nd Floor	7,585	705	£21.50	£231.41	Avail																													
1st Floor	7,615	707	£21.50	£231.41	Avail																													
Reception	495	46	£21.50	£231.41	Avail																													
<b>TOTAL</b>	<b>15,695</b>	<b>1,458</b>																																
<p><b>6</b></p>	<p>Neville House 55 Eden Street Kingston Upon Thames KT1 1BW</p> 	<p><b>Rent:</b> £32,900 Per Annum (approx £16.02 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor, Front</td> <td>2,054</td> <td>191</td> <td>£16.02</td> <td>£172.40</td> <td>Avail</td> </tr> <tr> <td>1st Floor, Front</td> <td>1,147</td> <td>107</td> <td>£16.02</td> <td>£172.40</td> <td>Avail</td> </tr> <tr> <td>1st Floor, Front</td> <td>802</td> <td>75</td> <td>£16.02</td> <td>£172.40</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>4,003</b></td> <td><b>372</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Not Quoting <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor, Front	2,054	191	£16.02	£172.40	Avail	1st Floor, Front	1,147	107	£16.02	£172.40	Avail	1st Floor, Front	802	75	£16.02	£172.40	Avail	<b>TOTAL</b>	<b>4,003</b>	<b>372</b>				<p>Leasehold</p> <p>A new FRI lease for a term to be agreed.</p> <p>Immediately on completion of legal formalities</p>	<p>Comprises first and second floor office space available as open plan offices to suit a variety of requirements.</p> <ul style="list-style-type: none"> <li>▪ Basement Storage</li> <li>▪ Carpeting</li> <li>▪ Central Heating</li> <li>▪ Fluorescent Lighting</li> <li>▪ Passenger Lift(s)</li> <li>▪ Perimeter Trunking</li> <li>▪ Security Entry System</li> <li>▪ Suspended Ceilings</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 22/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																														
2nd Floor, Front	2,054	191	£16.02	£172.40	Avail																													
1st Floor, Front	1,147	107	£16.02	£172.40	Avail																													
1st Floor, Front	802	75	£16.02	£172.40	Avail																													
<b>TOTAL</b>	<b>4,003</b>	<b>372</b>																																

<p><b>6</b></p>	<p>Neville House 55 Eden Street Kingston Upon Thames KT1 1BW</p> 	<p><b>Rent:</b> See individual floors for rents</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor, West Wing</td> <td>2,030</td> <td>189</td> <td>£12.50</td> <td>£134.55</td> <td>Avail</td> </tr> <tr> <td>5th Floor, East Wing</td> <td>1,986</td> <td>185</td> <td>£12.69</td> <td>£136.59</td> <td>Avail</td> </tr> <tr> <td>4th Floor, West Wing</td> <td>2,030</td> <td>189</td> <td>£12.50</td> <td>£134.55</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>6,046</b></td> <td><b>562</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Rates Payable £38 per annum (approx £0.01 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor, West Wing	2,030	189	£12.50	£134.55	Avail	5th Floor, East Wing	1,986	185	£12.69	£136.59	Avail	4th Floor, West Wing	2,030	189	£12.50	£134.55	Avail	<b>TOTAL</b>	<b>6,046</b>	<b>562</b>				<p>Leasehold</p> <p>Each suite is available separately or together on assignment of an FRI lease expiring in April 2009.</p> <p>Immediately on completion of legal formalities</p>	<p>The availability comprises mainly open plan office accommodation arranged over the fourth and fifth floors.</p> <ul style="list-style-type: none"> <li>2 Passenger Lift(s)</li> <li>3 Car Parking Spaces</li> <li>Carpeting</li> <li>Category 2 Lighting</li> <li>Central Heating</li> <li>Comfort Cooling</li> <li>Demountable Partitioning</li> <li>Suspended Ceilings</li> <li>WC's</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																														
5th Floor, West Wing	2,030	189	£12.50	£134.55	Avail																													
5th Floor, East Wing	1,986	185	£12.69	£136.59	Avail																													
4th Floor, West Wing	2,030	189	£12.50	£134.55	Avail																													
<b>TOTAL</b>	<b>6,046</b>	<b>562</b>																																
<p><b>7</b></p>	<p>High Street Hampton Wick KT1 4DA</p> 	<p><b>Rent:</b> £170,000 Per Annum (approx £19.61 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>2,742</td> <td>255</td> <td>£19.61</td> <td>£211.05</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>2,752</td> <td>256</td> <td>£19.61</td> <td>£211.05</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>3,176</td> <td>295</td> <td>£19.61</td> <td>£211.05</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>8,670</b></td> <td><b>805</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Sale Price:</b> £2,250,000 Guide Price <b>Rates:</b> Rateable Value £116,000 (approx £13.38 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground Floor	2,742	255	£19.61	£211.05	Avail	2nd Floor	2,752	256	£19.61	£211.05	Avail	1st Floor	3,176	295	£19.61	£211.05	Avail	<b>TOTAL</b>	<b>8,670</b>	<b>805</b>				<p>Leasehold/ Freehold</p> <p>The property is available by a new lease or alternatively can be purchased freehold.</p> <p>Immediately on completion of legal formalities</p>	<p>The availability comprises a self-contained office building totalling 8,670 sq ft (805 sq m).</p> <ul style="list-style-type: none"> <li>6 Car Parking Spaces</li> <li>Central Heating</li> <li>Passenger Lift(s)</li> </ul> <p><b>Grade:</b> Under Refurbishment <b>Last Update:</b> 21/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																														
Ground Floor	2,742	255	£19.61	£211.05	Avail																													
2nd Floor	2,752	256	£19.61	£211.05	Avail																													
1st Floor	3,176	295	£19.61	£211.05	Avail																													
<b>TOTAL</b>	<b>8,670</b>	<b>805</b>																																
<p><b>8</b></p>	<p>Osbourne House Lower Teddington Road Kingston Upon Thames KT1 4ER</p>	<p><b>Rent:</b> £90,500 Per Annum (approx £20.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>2,262</td> <td>210</td> <td>£20.00</td> <td>£215.27</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,263</td> <td>210</td> <td>£20.00</td> <td>£215.27</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>4,525</b></td> <td><b>420</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Rateable Value £93,500 (approx £20.66 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground Floor	2,262	210	£20.00	£215.27	Avail	1st Floor	2,263	210	£20.00	£215.27	Avail	<b>TOTAL</b>	<b>4,525</b>	<b>420</b>				<p>Leasehold</p> <p>Available on a new FRI sub-lease for a term to expire in December 2007.</p> <p>Immediately on completion of legal formalities</p>	<p>Comprises self-contained office accommodation arranged over the ground and first-floors within an two-storey, mainly open plan office building.</p> <ul style="list-style-type: none"> <li>Car Parking</li> <li>Carpeting</li> <li>Category 2 Lighting</li> <li>Central Heating</li> <li>Comfort Cooling</li> <li>Double Glazing</li> <li>Entire Building</li> <li>Kitchen Facilities</li> <li>Raised Floors</li> <li>Suspended Ceilings</li> <li>WC's</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/01/2008</p>						
	Sq Ft	Sq M	£psf	£psm																														
Ground Floor	2,262	210	£20.00	£215.27	Avail																													
1st Floor	2,263	210	£20.00	£215.27	Avail																													
<b>TOTAL</b>	<b>4,525</b>	<b>420</b>																																

<p><b>9</b></p>	<p>Manorgate House 2 Manorgate Road Kingston Upon Thames KT2 7AL</p> 	<p><b>Rent:</b> £129,600 Per Annum (approx £16.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd</td> <td>8,100</td> <td>753</td> <td>£16.00</td> <td>£172.21</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>8,100</b></td> <td><b>753</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Rates Payable # per annum <b>Service Charge:</b> Per Annum</p>		Sq Ft	Sq M	£psf	£psm		2nd	8,100	753	£16.00	£172.21	Avail	<b>TOTAL</b>	<b>8,100</b>	<b>753</b>				<p>Leasehold</p> <p>A new lease on terms to be agreed.</p> <p>Immediately on completion of legal formalities</p>	<p>Comprises office accommodation arranged over the second-floor.</p> <ul style="list-style-type: none"> <li>4 Car Parking Spaces</li> <li>Air Conditioning</li> <li>Central Heating</li> <li>Double Glazing</li> <li>Passenger Lift(s)</li> <li>Suspended Ceilings</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 15/08/2007</p>																														
	Sq Ft	Sq M	£psf	£psm																																																
2nd	8,100	753	£16.00	£172.21	Avail																																															
<b>TOTAL</b>	<b>8,100</b>	<b>753</b>																																																		
<p><b>10</b></p>	<p>St Johns Mews St Johns Road Hampton Wick KT1 4AN</p>	<p><b>Rent:</b> £32,500 Per Annum (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>2,752</td> <td>256</td> <td>£25.00</td> <td>£269.09</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>3,176</td> <td>295</td> <td>£25.00</td> <td>£269.09</td> <td>Avail</td> </tr> <tr> <td>Ground Floor</td> <td>2,742</td> <td>255</td> <td>£25.00</td> <td>£269.09</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>8,670</b></td> <td><b>805</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Not Quoting <b>Service Charge:</b> No service charge payable</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	2,752	256	£25.00	£269.09	Avail	1st Floor	3,176	295	£25.00	£269.09	Avail	Ground Floor	2,742	255	£25.00	£269.09	Avail	<b>TOTAL</b>	<b>8,670</b>	<b>805</b>				<p>Leasehold</p> <p>A lease on terms to be agreed.</p> <p>On completion of legal formalities</p>	<p>Comprises office accommodation arranged over the ground and first floors.</p> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/01/2008</p>																		
	Sq Ft	Sq M	£psf	£psm																																																
2nd Floor	2,752	256	£25.00	£269.09	Avail																																															
1st Floor	3,176	295	£25.00	£269.09	Avail																																															
Ground Floor	2,742	255	£25.00	£269.09	Avail																																															
<b>TOTAL</b>	<b>8,670</b>	<b>805</b>																																																		
<p><b>11</b></p>	<p>International House 31 Wheatfield Way Kingston Upon Thames KT1 2PD</p> 	<p><b>Rent:</b> £452,250 Per Annum (approx £15.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td>5th</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td>4th</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td>3rd</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td>2nd</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td>1st</td> <td>5,025</td> <td>467</td> <td>£15.00</td> <td>£161.45</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>30,150</b></td> <td><b>2,801</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> £105,525 (approx £3.50 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		6th	5,025	467	£15.00	£161.45	Avail	5th	5,025	467	£15.00	£161.45	Avail	4th	5,025	467	£15.00	£161.45	Avail	3rd	5,025	467	£15.00	£161.45	Avail	2nd	5,025	467	£15.00	£161.45	Avail	1st	5,025	467	£15.00	£161.45	Avail	<b>TOTAL</b>	<b>30,150</b>	<b>2,801</b>				<p>Leasehold</p> <p>A new FRI Lease for a term by arrangement.</p> <p>On completion of legal formalities</p>	<p>Comprises office accommodation, with space arranged over the first to sixth floors, set within International House.</p> <ul style="list-style-type: none"> <li>31 Car Parking Spaces</li> <li>Air Conditioning</li> <li>Car Parking</li> <li>Carpeting</li> <li>Kitchen Facilities</li> <li>Passenger Lift(s)</li> <li>WC's</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																																																
6th	5,025	467	£15.00	£161.45	Avail																																															
5th	5,025	467	£15.00	£161.45	Avail																																															
4th	5,025	467	£15.00	£161.45	Avail																																															
3rd	5,025	467	£15.00	£161.45	Avail																																															
2nd	5,025	467	£15.00	£161.45	Avail																																															
1st	5,025	467	£15.00	£161.45	Avail																																															
<b>TOTAL</b>	<b>30,150</b>	<b>2,801</b>																																																		

<p><b>12</b></p>	<p>Kings House 12-42 Wood Street Kingston Upon Thames KT1 1JY</p> 	<p><b>Rent:</b> £759,023 Per Annum (approx £20.85 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Reception</td> <td>3,180</td> <td>295</td> <td>£20.85</td> <td>£224.42</td> <td>Avail</td> </tr> <tr> <td>Ground Floor</td> <td>10,415</td> <td>968</td> <td>£20.85</td> <td>£224.42</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>10,720</td> <td>996</td> <td>£20.85</td> <td>£224.42</td> <td>Avail</td> </tr> <tr> <td>2nd Floor, South Wing</td> <td>6,045</td> <td>562</td> <td>£20.85</td> <td>£224.42</td> <td>Avail</td> </tr> <tr> <td>2nd Floor, North Wing</td> <td>6,044</td> <td>562</td> <td>£20.85</td> <td>£224.42</td> <td>Avail</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>36,404</b></td> <td><b>3,382</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Rates:</b> Rates Payable £287,592 per annum (approx £7.90 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Reception	3,180	295	£20.85	£224.42	Avail	Ground Floor	10,415	968	£20.85	£224.42	Avail	1st Floor	10,720	996	£20.85	£224.42	Avail	2nd Floor, South Wing	6,045	562	£20.85	£224.42	Avail	2nd Floor, North Wing	6,044	562	£20.85	£224.42	Avail	<b>TOTAL</b>	<b>36,404</b>	<b>3,382</b>				<p>Leasehold</p> <p>A new FRI lease for either floor or both floors as a whole for a term to expire in March 2012 subject to a rent review in March 2007.</p> <p>Immediately on completion of legal formalities</p>	<p>Comprises four storey office building, constructed in the mid 1980s with available space on the ground, first, second and third floors of the Kings House, providing a combination of open plan and cellular offices.</p> <ul style="list-style-type: none"> <li>▪ 2 Passenger Lift(s)</li> <li>▪ 23 Car Parking Spaces</li> <li>▪ Air Conditioning</li> <li>▪ Atrium</li> <li>▪ Carpeting</li> <li>▪ Category 2 Lighting</li> <li>▪ Marble Entrance</li> <li>▪ Raised Floors</li> <li>▪ Recessed Lighting</li> <li>▪ Suspended Ceilings</li> <li>▪ WC's</li> </ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/01/2008</p>
	Sq Ft	Sq M	£psf	£psm																																										
Reception	3,180	295	£20.85	£224.42	Avail																																									
Ground Floor	10,415	968	£20.85	£224.42	Avail																																									
1st Floor	10,720	996	£20.85	£224.42	Avail																																									
2nd Floor, South Wing	6,045	562	£20.85	£224.42	Avail																																									
2nd Floor, North Wing	6,044	562	£20.85	£224.42	Avail																																									
<b>TOTAL</b>	<b>36,404</b>	<b>3,382</b>																																												