



## Highwood House for Sale in Kingston Upon Thames London



### Informazioni sull'Agente

Nome:	Niall Madden
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,874,229.95

### Posizione

Nazione:	United Kingdom
Indirizzo:	Park Road
Cap:	KT2 6BG
Pubblicato:	29/04/2025

Descrizione:

Highwood House for Sale in Kingston Upon Thames London UK

Esales Property ID: es5554556

### Property Location

18 Park Road  
Kingston Upon Thames  
KT2 6BG  
United Kingdom

### Property Details

Highwood House, Kingston Upon Thames: A Prime Commercial Opportunity in a Prestigious Location

Presenting Highwood House, a newly constructed commercial building strategically located in the highly



desirable area of Kingston Upon Thames, United Kingdom. This substantial property, spanning across the ground, first, and second floors, offers a significant Gross Internal Area (GIA) of approximately 6,100 square feet (circa 567 square meters), providing a blank canvas for a variety of business ventures.

### A Versatile Commercial Space:

While currently designated for office space across all three floors, Highwood House benefits from flexible planning permissions, particularly for the ground floor. This lower level enjoys the potential for use under Class A1 (Retail), Class A2 (Financial and Professional Services), Class A3 (Restaurants and Cafes), Class B1(a) (Offices), and Class D1 (Non-Residential Institutions) classifications, operating between the hours of 8 am and 8 pm any day. This adaptability makes the ground floor exceptionally appealing for businesses seeking a prominent street-level presence with diverse operational possibilities. The first and second floors are designated for office space, offering ample room for corporate headquarters, departmental divisions, or collaborative workspaces.

### Shell and Core Completion: Tailor Your Vision:

Highwood House has been completed to a Shell and Core standard, with Building Control having issued Practical Completion (PC) certification. This means the fundamental structural elements of the building are in place, including the main framework, roof, external walls, and basic services entry points. The interior spaces, however, are left unfinished, providing purchasers with the unique opportunity to tailor the layout, finishes, and internal infrastructure precisely to their specific business requirements and brand identity. This blank slate approach offers significant cost and time efficiencies, allowing for a bespoke fit-out without the need for demolition or alteration of existing structures.

### Sustainable Design and Practical Amenities:

Highwood House has been designed and constructed with a focus on sustainability, achieving a 'Good' rating under the Building Research Establishment Environmental Assessment Method (BREEAM). This certification underscores the building's commitment to environmental best practices, encompassing aspects such as energy efficiency, water usage, health and well-being, pollution, transport, materials, waste, ecology, and management processes. This not only aligns with growing corporate social responsibility initiatives but can also translate to lower operating costs for occupiers.

The commercial building includes the significant benefit of four dedicated car parking spaces. These spaces are located within the car park of the residential development situated behind the site, with convenient access provided via Borough Road. Secure and accessible parking is a valuable asset in a busy urban environment like Kingston Upon Thames, offering ease of access for staff and clients alike.

### Generous Floor Heights:

The internal dimensions of Highwood House offer excellent spatial flexibility. The ground floor boasts a floor-to-slab height of 3.10 meters, providing ample vertical clearance for various fit-out options and potentially accommodating mezzanine levels or striking architectural features. The first floor offers a slightly increased floor-to-slab height of 3.15 meters, further enhancing the sense of space. The second



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floor features a floor-to-board height of 3.10 meters, still providing comfortable headroom and design versatility. These generous floor heights contribute to a light and airy working environment.

#### Strategic Location in Kingston Upon Thames:

Kingston Upon Thames is a highly sought-after location, renowned for its vibrant town center, excellent transport links, affluent residential population, and strong commercial activity. Situated in Southwest London, it benefits from a thriving local economy and serves as a key commercial and retail hub for the surrounding area. Highwood House's location within Kingston offers businesses a prestigious address with access to a skilled workforce, a diverse customer base, and a wide range of local amenities. The town boasts excellent transport connections to Central London and the wider South East region via train and bus networks.

#### Investment Considerations and VAT:

The advertised price for Highwood House is explicitly stated as excluding Value Added Tax (VAT). As the property is a newly built and currently vacant commercial building, VAT will be charged at the prevailing standard rate of 20% on top of the agreed purchase price. Prospective purchasers should factor this significant additional cost into their overall investment appraisal and financial planning. It is advisable to seek professional financial advice regarding VAT implications and potential recovery mechanisms depending on the buyer's intended use and VAT registration status.

#### A Blank Canvas for Commercial Success:

Highwood House represents a rare and compelling opportunity for businesses and investors seeking a substantial and versatile commercial property in a prime location within Kingston Upon Thames. The Shell and Core completion allows for complete customization, enabling occupiers to create a bespoke workspace or retail environment tailored precisely to their needs. The flexible planning permissions for the ground floor further enhance its appeal, opening up a wide array of potential uses. Coupled with its sustainable design credentials, dedicated parking, and strategic location, Highwood House offers a solid foundation for long-term commercial success. This is an exceptional chance to establish a significant presence in a thriving London suburb and capitalize on the area's strong economic fundamentals.

#### ABOUT THE AREA

Kingston upon Thames, often simply known as Kingston, is a vibrant and historic market town situated within the Royal Borough of Kingston upon Thames in southwest London, England. Located on the banks of the River Thames, approximately 10 miles southwest of Charing Cross, Kingston boasts a rich history dating back to Saxon times, notably as the place where several Anglo-Saxon kings were crowned. This royal heritage is still evident in the town's name and historical landmarks, including the Coronation Stone.

Today, Kingston is a significant metropolitan center and a major retail destination in the UK, attracting millions of visitors annually. Its bustling town center offers a diverse range of shopping experiences, from large department stores and high street brands to independent boutiques and the historic Ancient Market Place, which hosts a daily food market and various pop-up events. The town also boasts a picturesque



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riverside, lined with restaurants and pubs, making it a popular spot for leisure and dining.

Beyond its commercial appeal, Kingston upon Thames offers a high quality of life with numerous green spaces, including the nearby Richmond Park and Bushy Park, providing ample opportunities for recreation and enjoying nature. The town is also home to Kingston University, contributing to its lively and diverse community. With excellent transport links, including a direct train line to London Waterloo, Kingston is a popular choice for commuters seeking a more suburban environment while maintaining easy access to the capital.

For those traveling to Kingston upon Thames by air, the nearest and most convenient major airport is London Heathrow Airport (LHR). Heathrow is located approximately 7.6 miles (around 12 kilometers) northwest of Kingston, making it easily accessible by various transportation methods, including taxi, bus, and train connections via Feltham or Richmond. Other nearby airports include London Gatwick, London City, London Luton, and London Stansted, though Heathrow offers the closest and most direct access to Kingston upon Thames.

#### MAiN FEATURES:

- \* 566m2 of living space
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK
- \* Rental Potential of the building when fully developed

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#### **Comune**

Finito piedi quadrati: 566 mq

#### **Lease terms**

Date Available:

#### **Contact information**

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