

**FOR SALE****Unique Opportunity**

On behalf of Surrey County Council

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**Surrey County Hall, Penrhyn Road, Kingston-upon-Thames, KT1**

- Prominent Grade II Listed County Hall building and located within close proximity to Kingston Town Centre;
- Current office headquarters for Surrey County Council to be vacated in December 2020;
- County Hall accommodation extends to c. 267,000 sq ft GIA and the Staff Club c. 24,000 sq ft GIA;
- Freehold interest for sale via private treaty;
- Offers invited.



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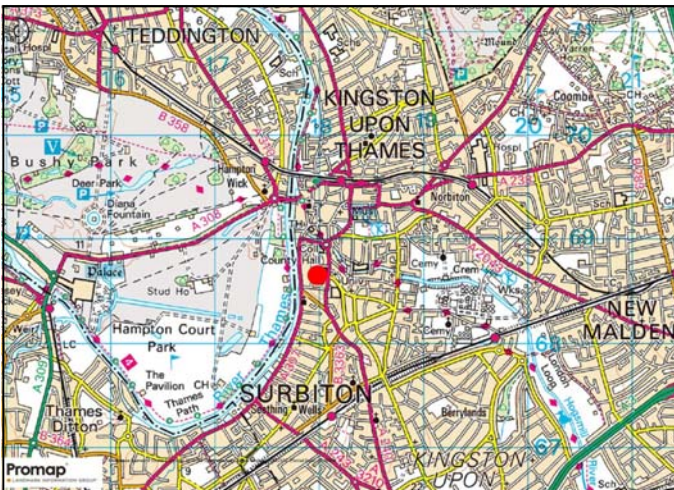
## Location

Surrey County Hall is located on the western side of Penrhyn Road, in the affluent commuter town of Kingston-upon-Thames in the Royal Borough of Kingston-upon-Thames. The site lies a short distance to the south of Kingston town centre with Kingston University buildings, Kingston Crown Court and residential housing forming the majority of the built environment of the surrounding area.

The property benefits from close proximity to the extensive amenity offer in Kingston Town Centre as well as a number of parks, green spaces and leisure facilities including Hampton Court Park, Richmond Park, Wimbledon and Putney Commons, Wimbledon Lawn Tennis Club, Sandown Park Racecourse and various golf clubs.

The site is well connected by road and public transport facilities with Kingston Railway Station located c. 0.6 miles to the north and providing direct services via South Western Railway to Clapham Junction (c. 21 minutes) and London Waterloo (c. 31 minutes). Kingston has also been earmarked for Crossrail 2, which is a proposed rail route to deliver a new North-South rail link across London.

The nearby A423 (Hook Road) links to junction 9 of the M25, which provides access around Greater London and into the regions. The A3 is also a short distance from the subject site and provides access into central London. Additionally, London Heathrow and London Gatwick Airport offer a range of international destinations and are approximately a c. 30 and 40 minute car journey respectively.



Property denoted as a red circle

## Description

The property is currently the main headquarters for Surrey County Council and comprises the Grade II listed, Surrey County Hall building, which includes a range of buildings dating from 1893 to 1982 and a private courtyard area. A significant extension took place in 1938 that extended the building fronting Penrhyn Road and further extensions were then added in 1953, 1963 and 1982. The oldest section of the building includes the landmark clock tower overlooking Penrhyn Road. Surrey County Council are due to vacate the building by December 2020.

Surrey County Hall is a 5 storey building above a basement and lower basement and comprises a total floor area of c. 267,000 sq ft GIA.

The building is mainly constructed from a white Portland stone with slate roofs and white painted timber sash windows. Later additions have been constructed using a mixture of precast and exposed structural concrete and dark metal cladding.

The Staff Club is also included within the sale boundary and lies at the south of the County Hall. This 2 storey building is currently vacant and includes a canteen, coffee shop and administrative office accommodation and comprises a total floor area of c. 24,000 sq ft GIA.

Additionally, 5 and 7 Milner Road are included within the sale and comprise two semi-detached houses currently let on AST's.

The total site area is broadly 5.23 acres (2.12 hectares).



Indicative red line boundary plan

### Avison Young

65 Gresham Street, London EC2V 7NQ

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.



## Planning

Surrey County Hall is situated within a highly accessible metropolitan town centre, which is designated as an opportunity area within the 'intend-to-publish' London Plan. Accordingly, it is a location which has been strategically designated for sustainable growth.

Given the civic and administrative use of the Surrey County Hall it is considered to be in an employment generating Sui Generis use. The site also includes the 'Staff Club' buildings immediately to the south of the main Grade II listed buildings, which are considered to be in use as D1 (non-residential institutions).

The development plan includes the Royal Borough of Kingston upon Thames Core Strategy (2012) and the Kingston Town Centre Area Action Plan (2008). Whist Policy 15 of the Area Action Plan sets out site specific policies, it is considered that these policies are now out of date and limited weight should be applied

Subject to consideration of the existing employment functions at the site, having special regard to the desirability of preserving the building its setting and its special architectural/ historic interest, it is considered that there is opportunity for a range of uses within the building.

## Tenure

The property is registered with the Land Registry under the title number SGL713054 and held freehold by Surrey County Council. **Add Milner Rd title no.**



The property is also subject to a separate lease (title number SGL676156) over an electricity sub-station to South Eastern Electricity Board.

A Report on Title can be downloaded from the Avison Young website. Please note that purchasers should rely on their own enquiries in relation to title matters.

## Further Information

Further information can be accessed using the website link below:

<http://surreycountyhall.avisonyoung.co.uk>

## Viewings

We will be offering private escorted viewings that will be strictly by appointment only. There is also virtual tour of the property available focussing on the County Hall's history, which can be accessed via the following link:

<https://www.youtube.com/watch?v=whTqXJP3ddY&feature=youtu.be>

## Method of Sale

The property is being marketed for sale on a private treaty basis following open competition. Offers are sought for the freehold interest, subject to contract.



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