





SOUTH WEST LONDON'S VIBRANT NEW BUSINESS DESTINATION

AVAILABLE NOW





State-of-the-art workspace

The Cygnet provides 78,698 sq ft of prime office space within the heart of Kingston Upon Thames town centre. Forming part of the Eden Campus, home to Unilever's new UK headquarters, the development has been designed to the highest occupational standards and will be Net Zero Carbon in operation.



Perfectly positioned

HAMPTON COURT GARDENS

RIVER THAMES

KINGSTON BRIDGE

MARKET SQUARE

THE BENTALL CENTRE

KINGSTON STATION

RICHMOND PARK

 THE
CYGNET



Be part of an inspiring campus

Striking architecture and thoughtfully designed outdoor spaces create an elevated experience for all. This elegant new office development features expansive floorplates and a dedicated car park equipped with EV charging and best-in-class end of trip facilities. Occupiers of The Cygnet will also benefit from the new deli / coffee bar with barista and staff shop within Unilever's adjacent headquarters.





A statement arrival experience

The impressive entrance on Brook Street sets the tone for a grand arrival experience.

The double-height reception, including a stylish café, has been designed to encourage a business lounge setting. It makes a strong first impression, creating an ideal space for collaboration, fostering productivity and connection.





Indicative furniture design

Space to breathe

Occupiers can benefit from the communal roof garden atop of St James car park which overlooks exceptional views across the Thames and beyond to Hampton Court. The Woodland Walk, part of the new public realm, offers a place of sanctuary for occupiers to enjoy and relax. The Cygnet also offers a private terrace on the tenth floor.





Sweeping floorplates framed
by unrivalled views



A bustling haven on the riverside

EAT AND DRINK

- | | |
|----------------------------|--------------------------|
| 1 Browns | 10 Ocean Basket Kingston |
| 2 The Gazebo Pub | 11 Las Iguanas |
| 3 Busaba | 12 The Mill |
| 4 Bills Kingston Riverside | 13 Megan's |
| 5 Bone Idyll | 14 Poor Boys |
| 6 The Canbury Arms | 15 Wagamama |
| 7 The Bishop | 16 The Terrace Eatery |
| 8 Comptoir Libanais | 17 Pho |
| 9 Giggling Squid | 18 Mimosa |

THINGS TO DO

- 1 Rose Theatre
- 2 Go Boat Kingston
- 3 Hampton Court
- 4 The Bentall Centre
- 5 Kingston Market







HAMPTON COURT PALACE

Where charm meets everyday convenience

Kingston Upon Thames strikes the perfect balance between city energy and small town charm — an ideal setting for modern business. A vibrant mix of shops, cafés, and riverside restaurants creates the perfect setting for team lunches, client meetings,

or post-work unwinding. On sunny days the riverside terraces and scenic cycle paths along the Thames offer a refreshing break from the desk. This dynamic location supports a healthy and fulfilling work-life balance.



An array of cafés, restaurants, bars and pubs to suit every occasion.



The RHS Hampton Court Palace Garden is a short cycle away and open all year round.



Kingston's 800-year-old market trades everyday offering fresh local produce.



The Bentall Centre and local high-street offer more than 500 retail stores to enjoy.





KINGSTON MARKET



OUT OF ORDER SCULPTURE



THAMES CYCLE PATH



THE RAM PUB







THE BENTALL CENTRE

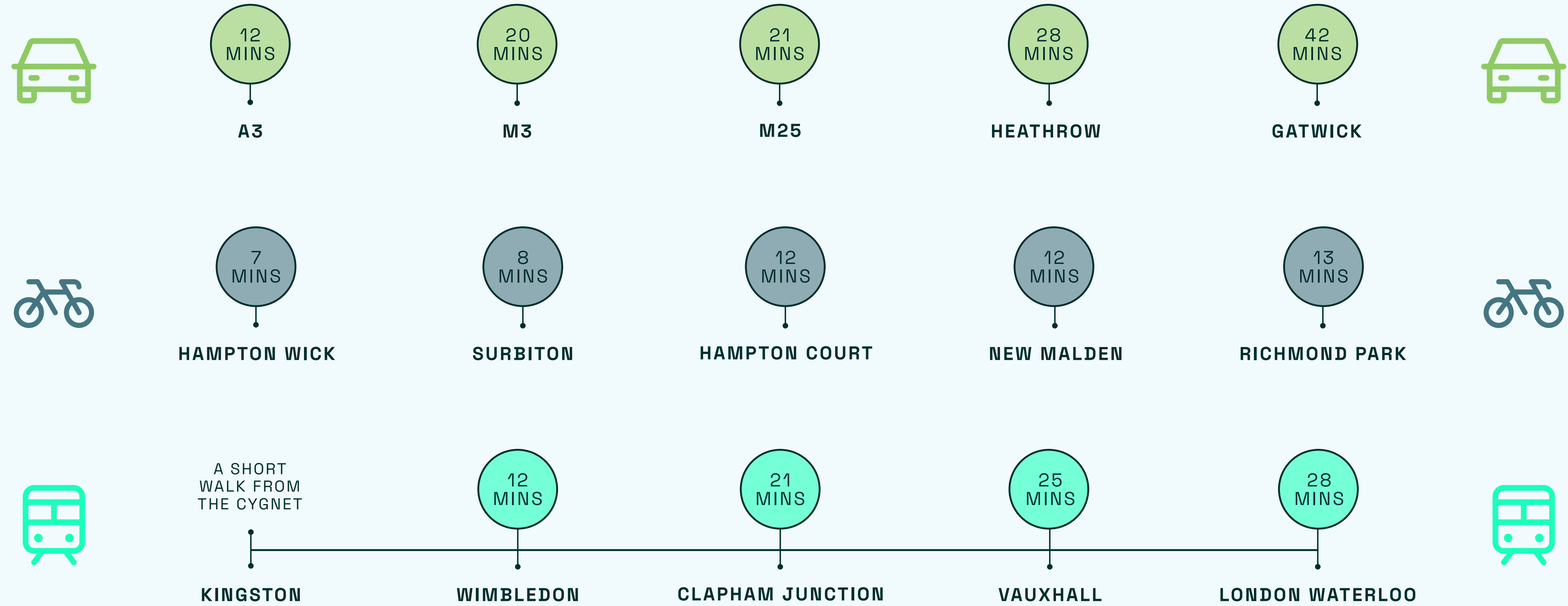


RIVERSIDE DINING

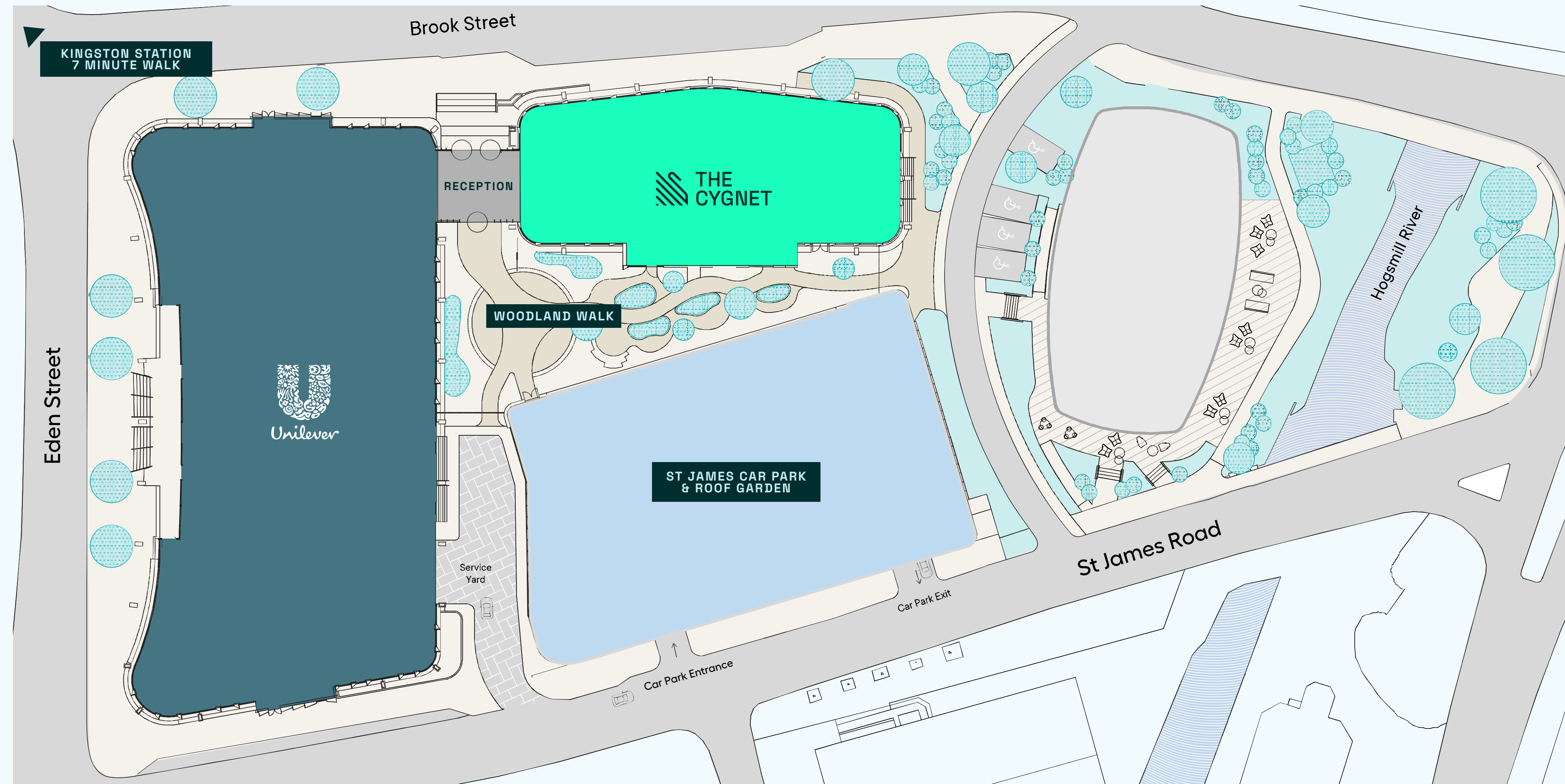


Connections

Located in South West London, Kingston is a fantastically positioned location with easy access to major transport links and motorway connections.

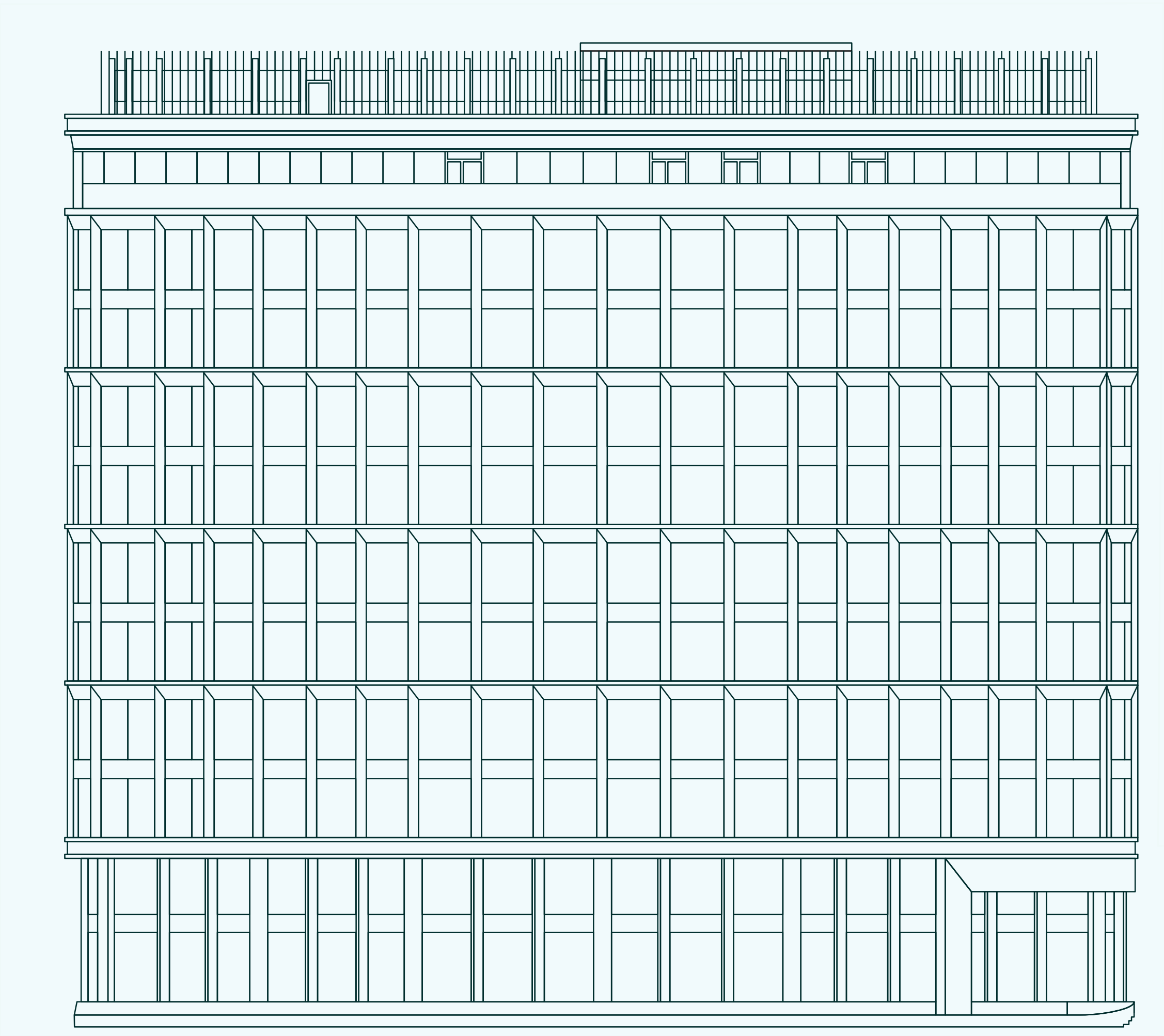


Masterplan



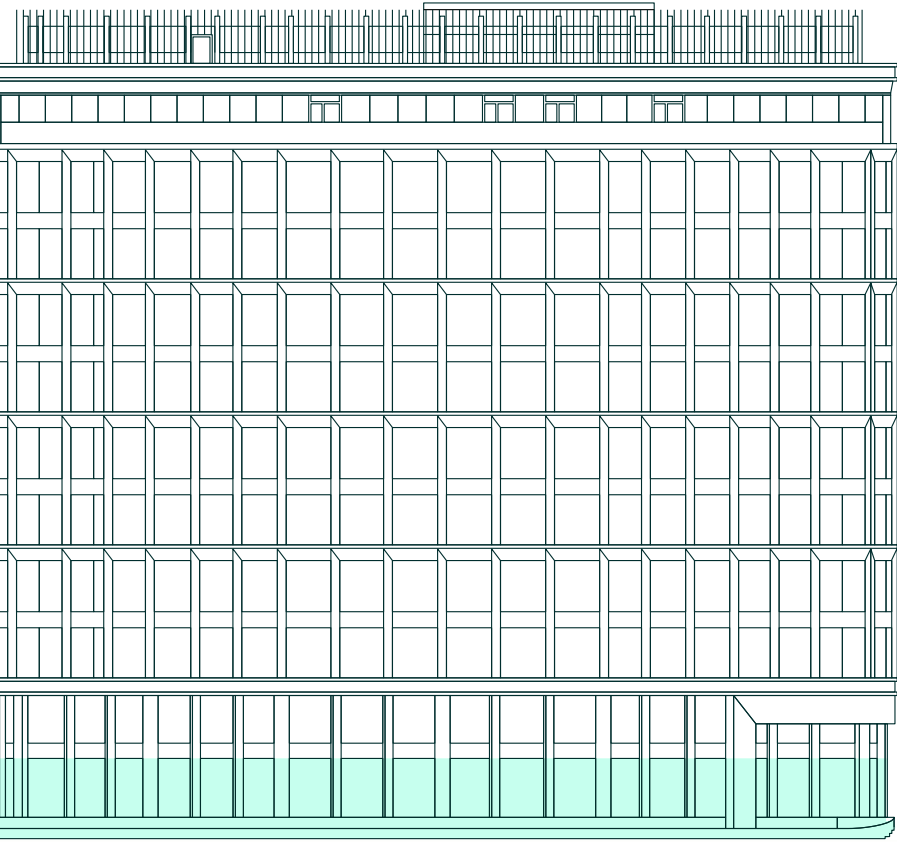
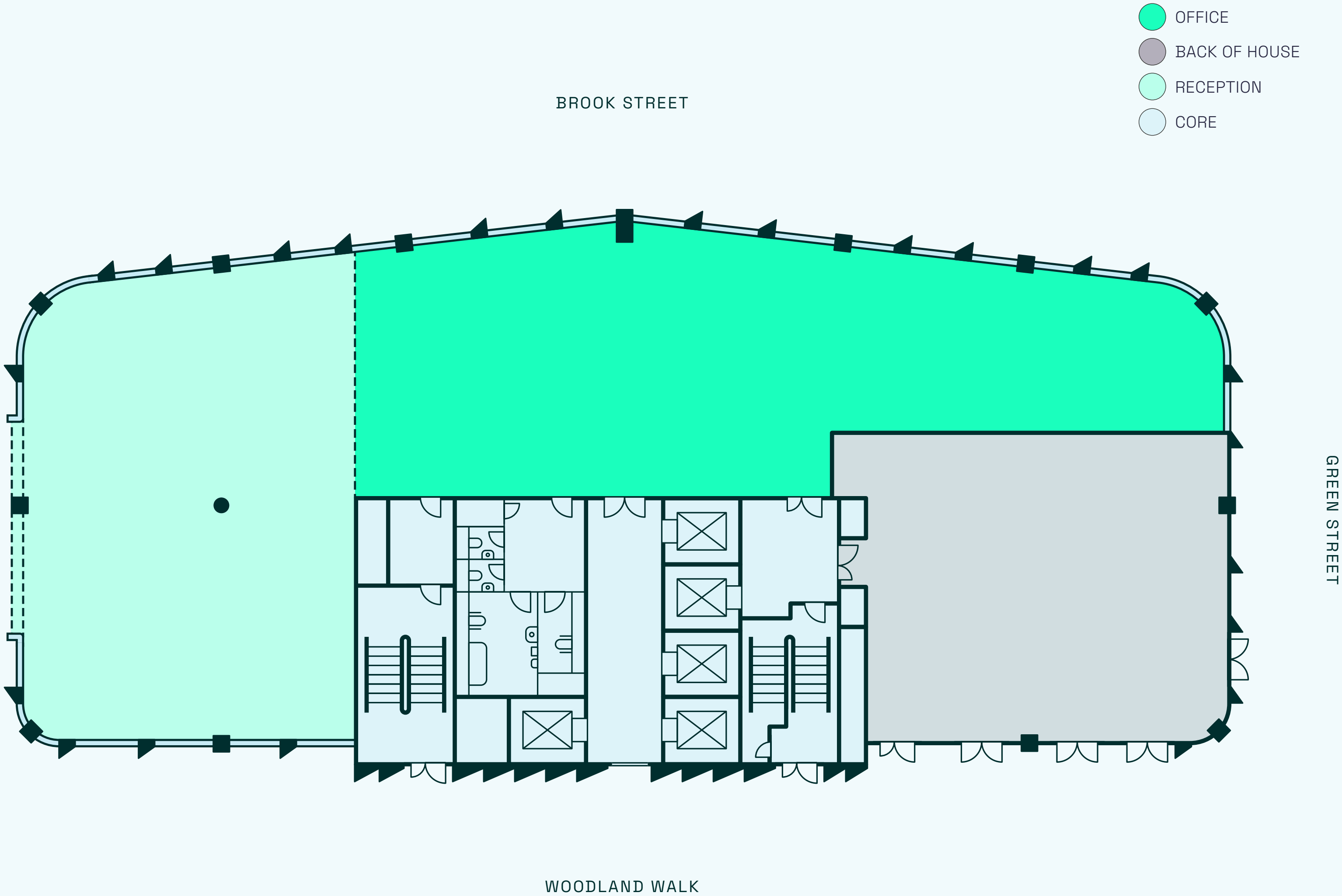
Accommodation

FLOOR	SQ FT (NIA)	SQ M (NIA)	CONDITION
TENTH <small>(PRIVATE TERRACE)</small>	LET	LET	—
NINTH	LET	LET	—
EIGHTH	9,226	857	CAT A
SEVENTH	9,232	858	CAT A
SIXTH	9,232	858	Shell & Floor
FIFTH	9,232	858	CAT A
FOURTH	9,230	858	CAT A
THIRD	9,230	858	Shell & Floor
SECOND	9,230	858	Shell & Floor
FIRST	7,783	723	Shell & Floor
GF OFFICE	2,788	259	Shell & Core
GF RECEPTION	3,515	326	Shell & Core
TOTAL	78,698	7,311	



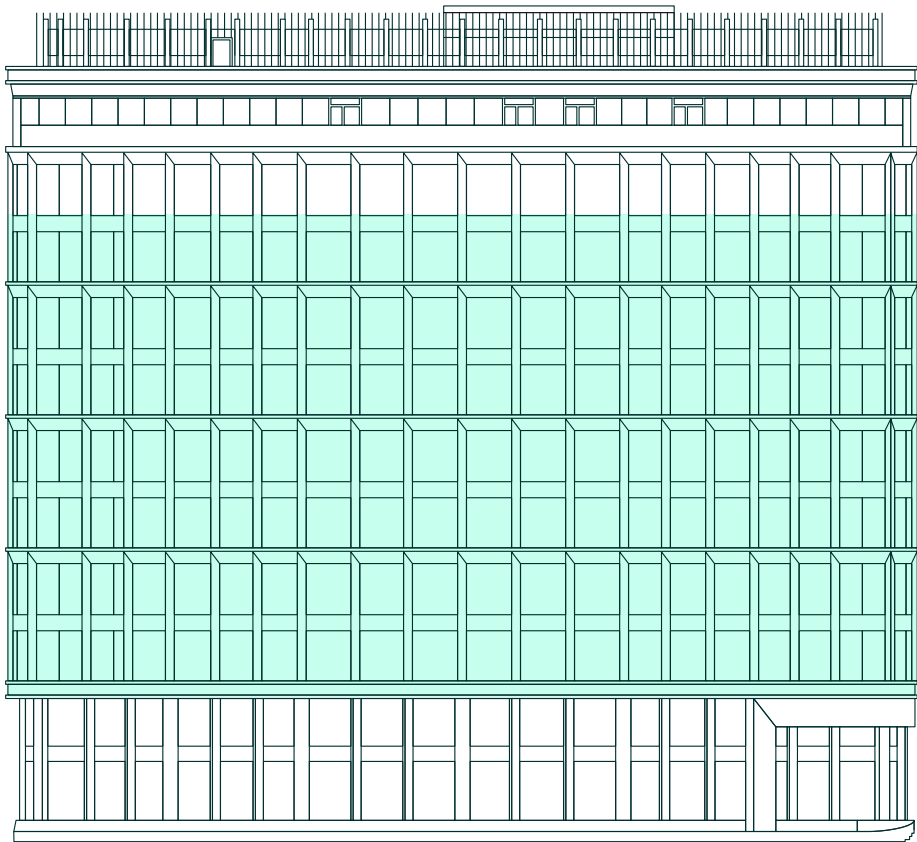
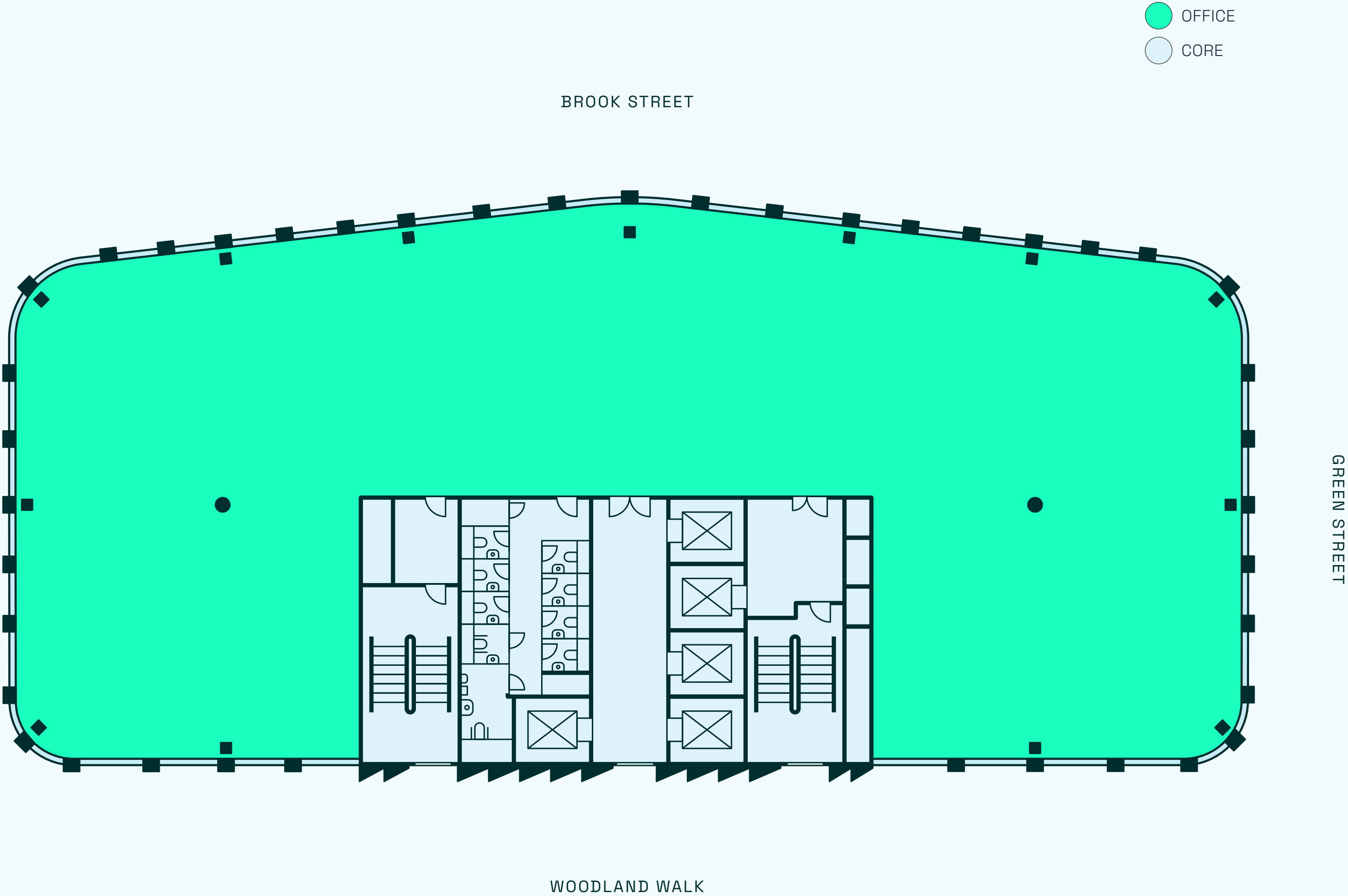
GROUND

OFFICE / RECEPTION
6,303 SQ FT



TYPICAL

OFFICE
9,230 SQ FT



49 showers
c.1:600 sq ft lockers
c.1:600 sq ft cycle spaces

1:8m²
occupational density

c.1:800 sq ft car parking ratio
30% spaces have EV charging points*
25 motorcycle spaces

All
ELECTRIC
building

Large communal
ROOF GARDEN

NET ZERO
carbon building in operation

3,515 SQ FT
Shared reception

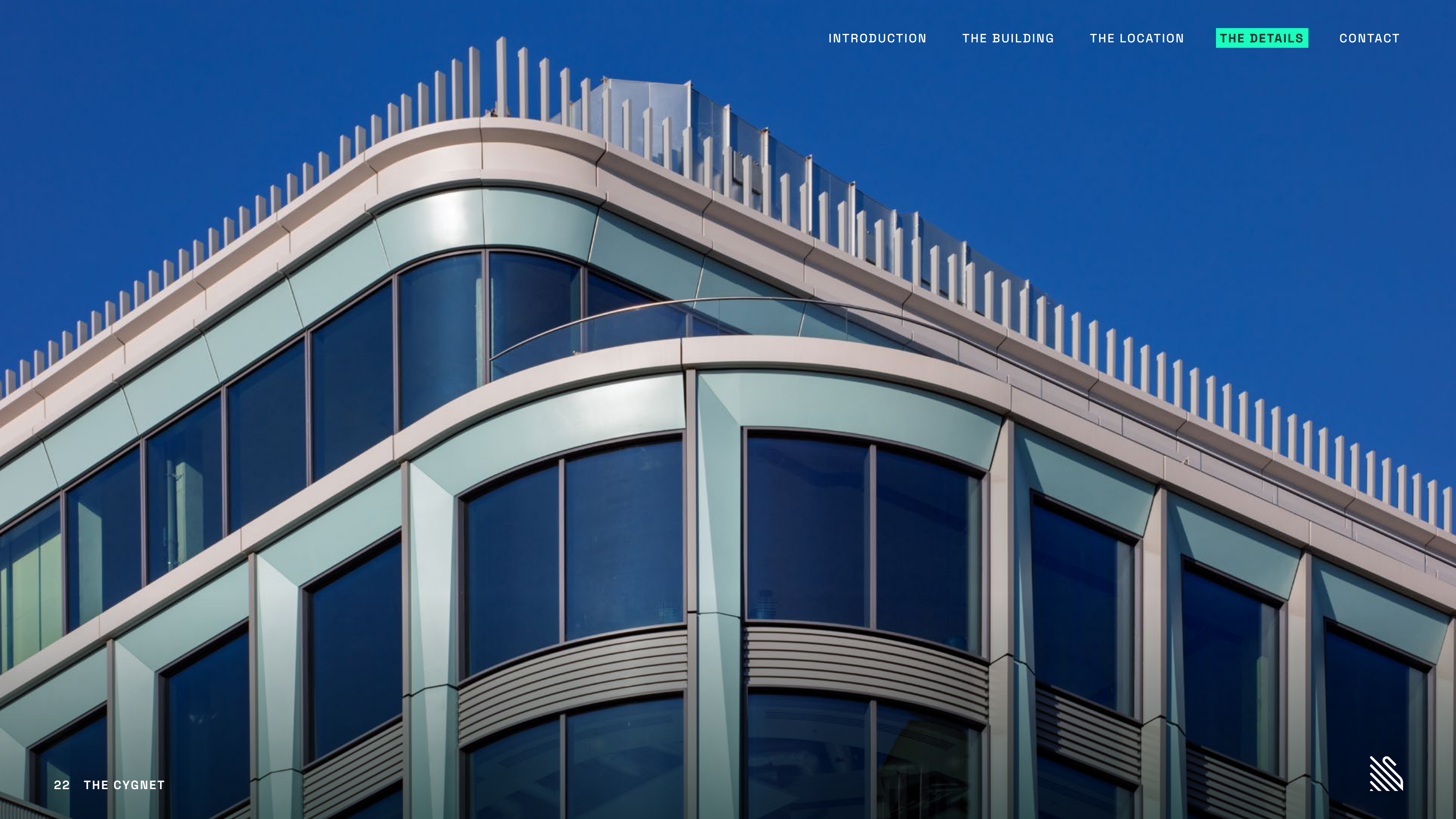
78,698 SQ FT
Office space

Targeting
EPC A

Targeting
BREEAM
Excellent

WELL
PLATINUM
enabled







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THE CYGNET

THECYGNET.LONDON

///BLUES.DUCKS.GAMES

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October 2026. Reference 2609015 Design by **JAMESandJAMES** | jamesjames.design