

Riverside Office Studio

TO LET

APPROX. GIA of 112.2 SQ. M (1206 SQ. FT) - NIA of 39.8 SQ. M (428 SQ. FT)

UNIT 4, CONSTABLES BOATYARD, R/O 15 THAMES STREET, HAMPTON TW12 2EW

SNELLER
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- PRIME RIVERSIDE LOCATION
- STUNNING VIEWS
- CHARACTER OFFICE SPACE
- GOOD RAIL AND ROAD CONNECTIONS
- PARKING AVAILABLE ON SEPARATE LICENCE
- NEW LEASE AVAILABLE
- FULL FIBRE BROADBAND
- AVAILABLE FROM JULY 2025

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

Constables Boatyard is located in the middle of Old Hampton Village by the River Thames. Thames Street is situated between Upper Sunbury Road (A308) and Hampton Court Road close to the intersection with High Street (3008). The nearest railway station is Hampton. The A3, M25 and M3 are easily accessible and Heathrow Airport is approximately 11 miles and Gatwick Airport is also within easy reach.

DESCRIPTION

The property comprises a first floor office suite, providing a bright working environment overlooking the River Thames. The suite benefits from the following amenities:

- Cat 5 cabling
- Male and female WC's
- Kitchenette
- Alarm
- Direct access onto the river, including access to both public and private land
- Parking available subject to availability under separate license
- New Rointe smart heaters

ACCOMMODATION

The office studio is situated on the first floor and has the following gross and net internal floor areas.

Gross Internal Area: 1206.1 sq ft (112.2 sq m)
 Net Internal Area: 428 sq ft (39.8 sq m)

TENURE

Available on new a new lease for a term to be agreed.

RENT

£21,000 pa exclusive.

BUSINESS RATES

2023 Rateable Values: £4,900

Tenants may qualify for 100% relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

ENERGY PERFORMANCE RATING

Energy Rating: B50

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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