

# RIVERSIDE OFFICE TO LET

**VICTORIAN BOATHOUSE, 13-17 THAMES STREET, HAMPTON, TW12 2EW**

880 SQ FT (81.78 SQ M)

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **ATTRACTIVE CHARACTER OFFICE**
- **DIRECT RIVER VIEWS WITH BALCONY / TERRACE**
- **PARKING AVAILABLE BY SEPARATE AGREEMENT**

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

The office is situated to the south of Thames Street, directly over looking the River Thames in Hampton, close to the junction with the High Street. Hampton is approximately 13 miles to the south west of central London and approximately 2.5 miles from Junction 1 of the M3 which provides access to the M25 and motorway network.

The location is well served by local shops and café's including a Waitrose Supermarket. Bushy Park and attractive stretches of the River Thames are nearby. Hampton railway station is within approximately half a mile providing regular services to London Waterloo with journey times from 35 minutes.

## DESCRIPTION

The property comprises part of the first floor of Unit 3 providing attractive open plan accommodation. The property benefits from excellent natural lighting and a high quality finish throughout. There are river views from all office areas and there is a balcony space with enough room for chairs and a table.

There are shared male and female WCs, shower room and a modern fitted kitchen within the common parts. Externally parking is available by separate arrangement for £600 per space per year.





## AMENITIES

- Direct river views
- Open plan environment
- Male & female WC's
- Shower
- Parking available
- Mezzanine storage
- Kitchen

## ACCOMMODATION

The office has the following approximate floor area:

880 SQ FT (81.78 SQ M) - Gross Internal

## PARKING

Parking is available under a separate licence for £600 per space per year.

## TENURE

The office is offered by way of a new FRI lease directly from the landlord.

## RENT

£23,000 per annum (No VAT)

## ENERGY PERFORMANCE RATING

Energy Rating: D98

## SERVICE CHARGE

£2 per square foot

## BUSINESS RATES

2017 Rateable Value: To Be Reassessed

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

## VIEWING

Strictly by appointment through Joint Sole Agents.

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