

**QUEEN ANNE HOUSE,  
15 THAMES STREET,  
HAMPTON,  
TW12 2EW**



**CHARACTER OFFICE BUILDING OF A MODERN  
SPECIFICATION WITH CAR PARKING AVAILABLE  
SEPARATELY**

Jubilee House  
Jubilee Close  
Hampton Wick  
KT1 4DG

**T** 020 8977 6885  
**W** [www.levenecommercial.com](http://www.levenecommercial.com)

**TO LET**



**B1 (OFFICE) OR D1 (MEDICAL)**

**UP TO 2,393 SQ. FT. (222.3 SQ. M.) GIA APPROX.**

**CHARACTER BUILDING OF A CONTEMPORARY SPECIFICATION**

**PARKING AVAILABLE SEPARATELY**

**GOOD TRANSPORT LINKS**

**CLOSE TO RIVER THAMES**

**KITCHENETTES AND W/C**

**BRAND NEW FULL REPAIRING AND INSURING LEASE**

## LOCATION

The property is situated along the river Thames and is recognised for the pleasant surroundings of Hampton Court Palace and Bushy Park. Thames Street is situated between Upper Sunbury Road and Hampton Court Road at an intersection with High Street Hampton and offers easy access to the A3, M3 and M25 and is also located on several bus routes.

Hampton and Hampton Court Palace train stations are located nearby and provide regular services to London Waterloo. Hampton Village Centre is located within the immediate vicinity providing a good range of local amenities. The setting itself is a boatyard and Queen Anne House has been sympathetically converted into office accommodation and the site provides a peaceful riverside setting. The boatyard provides a mixture of boat related and other office accommodation and services.

## DESCRIPTION

Queen Anne House is a Grade II listed building originally constructed in 1702. The property was expertly restored in 1990 to a high internal standard and the property retains many of its original features. The restoration was awarded with the coveted Federation of Master Builders Quality Award for Excellence in 1990.

It is arranged over four floors, with a total of eleven rooms and server room each incorporating fine period features. With the upper floors offering views over the River Thames. The property is of an excellent condition and specification, providing a flexible layout of open plan and cellular office accommodation. There is also access to the riverside gardens and has the added benefit of a car park to the rear where up to 4 spaces are available separately making an ideal office/medical building full of character.

## AMENITIES

- Wooden Floors and Carpeted Throughout
- Computer Cabling Throughout
- Gas Central Heating
- WCs on the Lower Ground and First Floors
- Two Kitchenettes on Lower Ground and First Floor
- Private Car Parking for 4 cars Available Separately

## GUIDE RENTS & ACCOMODATION (approx.)

Floor / Suite	Floor	Sq. Ft.	Sq. M	GUIDE RENT
1	Lower Ground	184	17.0	£6,500 pa
2	Lower Ground	190	17.7	£6,500 pa
Whole Floor (3-5)	Upper Ground	621	57.7	£12,000 pa
Whole Floor (6-8)	1st	623	57.9	<b>LET</b>
9	2nd	192	17.8	<b>LET</b>
10	2nd	201	18.7	£5,655 pa
11	2nd	82	7.7	£3,600 pa

## TERMS

The property is available on a brand new Full Repairing and Insuring lease direct from the landlord with the ingoing tenant responsible for both parties' legal fees. Offers for the whole of the Lower Ground floor will be considered.

Rents exclude service charges, building insurance and business rates if appropriate. Suitable rent deposits will be required subject to references.

## FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

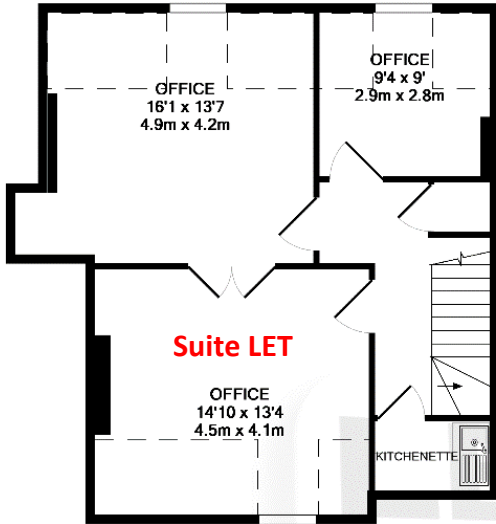
Charles Wilkinson BSc AssocRICS DipDEA

T: 020 8977 6885

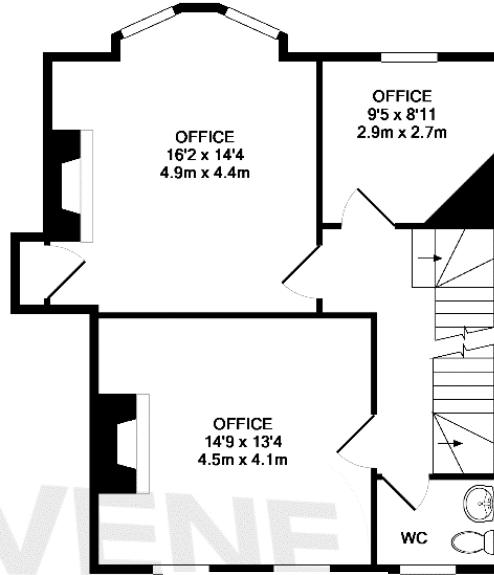
E: charles@levene-commercial.com



**INDICATIVE FLOORPLAN.**

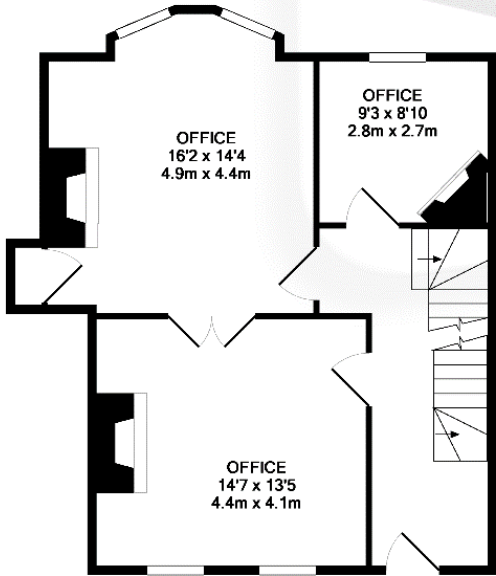


2ND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.3 SQ.M.)

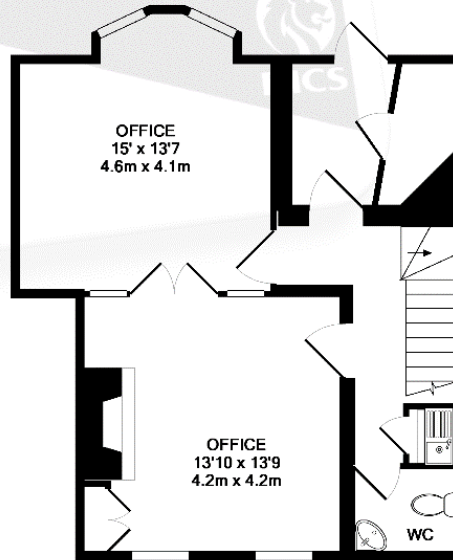


**FLOOR LET**

1ST FLOOR  
APPROX. FLOOR  
AREA 623 SQ.FT.  
(57.9 SQ.M.)



UPPER GROUND FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2393 SQ.FT. (222.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Map – Guidance Purpose Only.

