

# TO LET

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## Superb Riverside Offices With Car Parking

**Riverview House, 20 Old Bridge Street,  
Hampton Wick, Kingston upon Thames, KT1 4BU**

Approximately  
**3,150 Sq Ft (292.64 Sq M)**  
to  
**7,627 Sq Ft (708.56 Sq M)**



### KINGSTON OFFICE

Warwick Lodge  
75-77 Old London Road  
Kingston  
KT2 6ND



### AGENT

Kieran McKeogh  
[kieranm@bonsors.com](mailto:kieranm@bonsors.com)



### KEY SUMMARY

- Riverside offices
- Close Kingston railway station and town centre
- On-site car parking
- Attractive reception area
- Comfort cooling/air conditioning
- LG7 compliant lighting

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our regional offices in Kingston

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

## LOCATION

Riverview House is prominently located on the left bank of the River Thames, immediately adjacent to Kingston Bridge. Hampton Wick mainline railway station is a short walk from the property and provides a regular service to London Waterloo (approximate journey time 30 minutes) and Richmond. Kingston town centre is five minutes' walk across Kingston Bridge and provides extensive retail, restaurant and leisure facilities.

Junction 1 of the M3 at Sunbury which provides access to the UK motorway network is approximately 8 miles west of Kingston upon Thames. Heathrow Airport is approximately 12 miles to the north-west.

## DESCRIPTION

Riverview House is a modern three storey office building overlooking the River Thames with 12 on-site car parking spaces. The property has a large, attractive reception area and full-length balconies overlooking the Thames. The ground and 2<sup>nd</sup> floors are offered in mainly open plan layout. There is a storage area on the 2<sup>nd</sup> floor.

Amenities include: Comfort cooling/air conditioning, underfloor trunking, LG7 compliant lighting, carpet tiles, WC's, kitchens and shower facilities.

## ACCOMMODATION

The offices have the following approximate net (IPMS3) floor areas.

Description	Sq ft	Sq M
Ground	4,477	415.92
2nd	3,150	292.64
Total Approx.	7,627	708.56
Storage	525	48.77

## TERMS

New full repairing and insuring leases are available for a term to be agreed, excluding ss 24-28 of The Landlord & Tenant Act 1954 Part II.

## BUSINESS RATES

Description	Rateable Value
Ground Floor Offices and premises, 5 car parking spaces	£78,500
Second Floor Offices and premises, 2 car parking spaces	£51,500

## RENT

£32.50 per sq ft plus VAT.

## EPC

The EPC rating is D - 95.

## VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

**Kieran McKeogh**

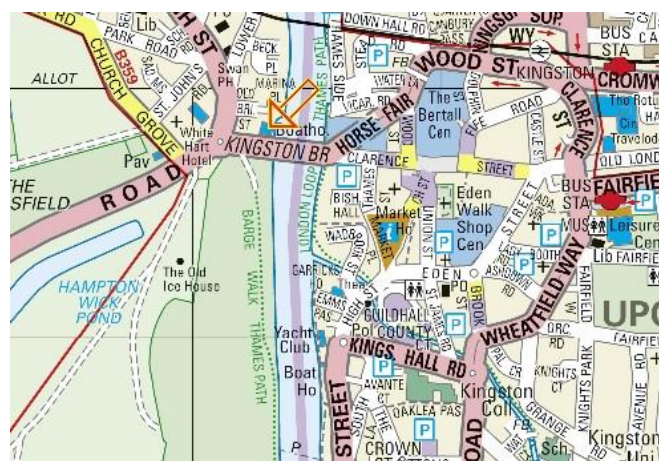
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Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.

• Landlord & Tenant

• Agency

• Acquisitions

• Professional