

**CONSTABLES BOATYARD,  
BENN'S BOATHOUSE  
5-9 THAMES STREET,  
HAMPTON,  
TW12 2EW**



Jubilee House  
Jubilee Close  
Hampton Wick  
Surrey  
KT1 4DG

**020 8977 6885**

**FIRST FLOOR OFFICE IN CHARMING RIVERSIDE  
PROFESSIONAL COMMUNITY**

TO LET



<b>B1 (OFFICE)</b>	<b>SINGLE SUITE AVAILABLE 155 SQ. FT. (14.4 SQ. M.) GIA</b>
<b>CONVERTED BOATHOUSE</b>	<b>PARKING AVAILABLE SEPARATELY</b>
<b>GOOD TRANSPORT LINKS</b>	<b>OVERLOOKING RIVER THAMES</b>
<b>KITCHENETTE AND 2 WC'S</b>	<b>NEGOTIABLE LEASE LENGTH</b>

### 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 behind the Grade II Queen Anne House office block and the site provides a peaceful riverside setting. The boatyard provides a mixture of boat related and other office accommodation and services.

### DESCRIPTION

The first floor office can accommodate three desks, depending on requirements and has a wonderful views across the river. It benefits from a shared kitchen and WCs, electrical storage central heating with computer points.

The office is accessed via its own independent entrance from the communal courtyard which houses several other large boathouse units and the listed Queen Anne House fronting Hampton Road.

Parking is available by separate licence. See below.

### ACCOMMODATION (Gross Approx.)

Total 155 SQ FT (14.4 SQ M)

### BUSINESS RATES

None.

### TO LET

£6,550 per annum.

### SERVICE CHARGES (share of insurance)

£73.92

### PARKING

Parking by separate licence to boatyard £525 pa.

### TERMS

The property is available on a FRI lease for a term to be negotiated direct from the landlord with the ingoing tenant responsible for their legal fees and those of the landlord.

Rents do not include service charge, buildings insurance or utilities and business rates (if appropriate). Suitable rent deposits will be required subject to references.



BENN'S BOATHOUSE (FIRST FLOOR), 5-9 THAMES STREET, HAMPTON, TW12 2EW



**FURTHER INFORMATION:**

**Viewing by appointment with Levene Commercial**

**CONTACT HUGO FAY**  
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**T: 020 8977 6885**



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