

CONSTABLE'S BOATYARD,

VICTORIA BOATHOUSE,
FIRST FLOOR, UNIT 3
15 THAMES STREET,
HAMPTON,
TW12 2EW



**CHARMING, SPACIOUS BOATHOUSE OFFICE
WITHIN PROFESSIONAL COMMUNITY COMPOUND
CAR PARKING AVAILABLE SEPARATELY**

Jubilee House
Jubilee Close
Hampton Wick
Surrey
KT1 4DG
Tel. 020 8977 6885

TO LET - £28,000 PA. 1,100 SQ FEET (102 SQ METRES)



B1 (OFFICE)	SINGLE SUITE AVAILABLE 1,100 SQ. FT. (102 SQ. M.) GIA
CONVERTED BOATHOUSE	PARKING AVAILABLE SEPARATELY
GOOD TRANSPORT LINKS	OVERLOOKING RIVER THAMES
KITCHENETTE AND 2 W/C's	NEGOTIABLE LEASE LENGTH

LOCATION

The site fronts the Thames close to 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 benefits from 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 boatyard lies behind the Grade II listed Queen Anne House office block fronting Thames Street.



unoccupied

DESCRIPTION

Originally constructed in the late 19th century, the boathouses have been extensively remodelled into office accommodation with current occupiers ranging from traditional office users to media, designers as well as an art studio.

Unit 3 on the first floor benefits from excellent natural light, upgraded heating, a modern and well-equipped kitchen, separate WC facilities as well as a wet room. The balcony offers views over the river Thames and down river in the direction of Hampton Court.

The main office area is open plan benefiting from wood laminate flooring as well as large roof lights. There are a further two separate office areas divided by new critall doors and solid herringbone wooden flooring.

Additionally, there are two separate roof rooms for storage or extra desk space.

Parking is available by private arrangement with the boatyard for £600 pa.



occupied

ACCOMMODATION (approx gross)

Total 1,100 sq ft (102 sq m)

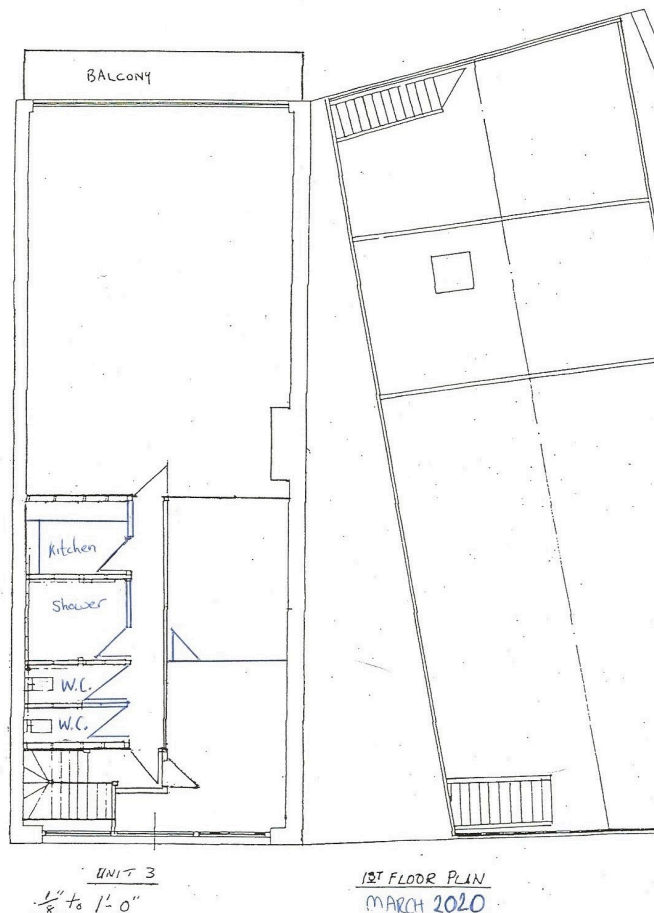
BUSINESS RATES

We estimate that the rates payable for 2018/19 to be in the region of £7,600pa. Interested parties are advised to make their own enquiries with the local authority.

TO LET

£28,000 pa exclusive of business rates and service charges on a new Full Repairing and Insuring lease for a term to be agreed.





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

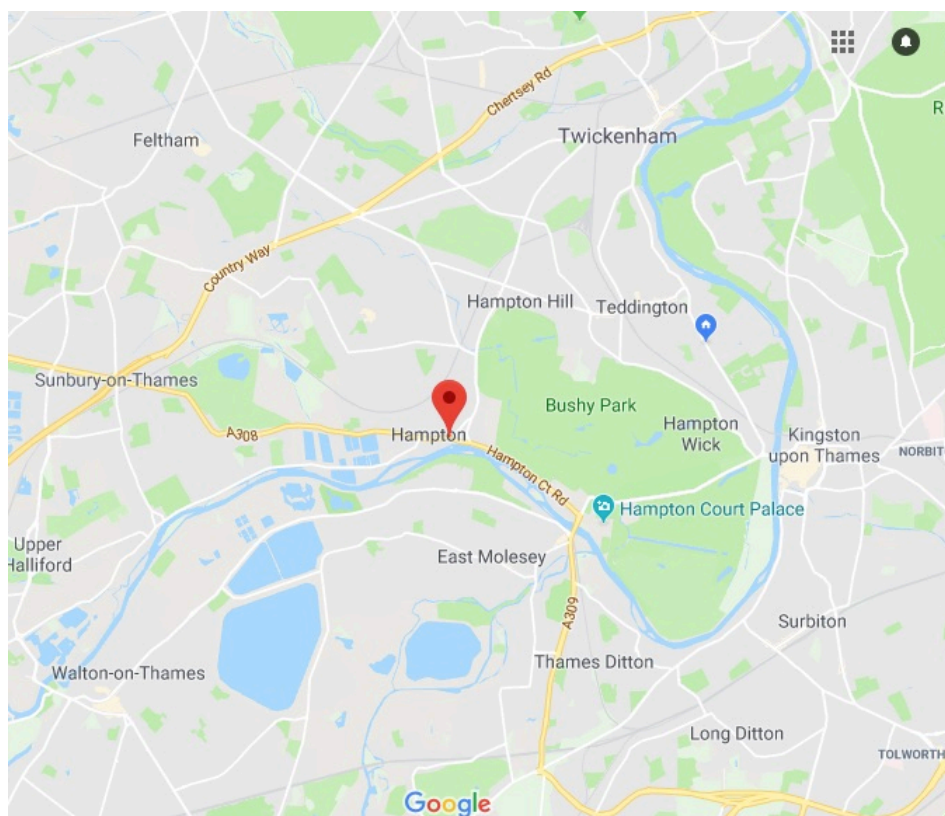
F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient
the building is.



FURTHER INFORMATION
Viewing by prior appointment with Levene Commercial

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