

REFURBISHED PERIOD OFFICE BUILDING ON THE BANKS OF THE RIVER THAMES with 10 parking spaces

TO LET

3,425 SQ FT (318.2 SQ M) APPROX (PLUS 676 SQ FT OF BASEMENT STORAGE)



RIVERSIDE, 8 LOWER TEDDINGTON ROAD, HAMPTON WICK
KINGSTON UPON THAMES, SURREY KT1 4ER



LOCATION

Riverside is located in the sought after riverside area of Hampton Wick and is strategically situated for easy access to the M3 motorway (J1), the A316 and the A3 Kingston by-pass all of which provide direct access to central London, the M25 motorway network and Heathrow and Gatwick international airports.

Hampton Wick railway station is only a few minutes walk from the property providing a frequent rail service to London Waterloo (35 minutes approx.) and Richmond (20 minutes approx). Riverside is located on the bank of the River Thames and within a short walk (approx 5 mins) of Kingston town centre with its excellent range of shopping and restaurant facilities.

For a map of this location visit www.multimap.com and enter KT1 4EZ

COMMUNICATIONS

By Train (Hampton Wick)	Approx. Journey Time
Wimbledon	15 minutes
Richmond	27 minutes
Clapham Junction	23 minutes
London Waterloo	33 minutes

Location	Distance	Approx. Avg Journey Time
A3	c.5 mi	15 mins
M4	c.9 mi	25 mins
Heathrow Airport	c.9 mi	24 mins
M25	c.10 mi	20 mins
M3	c.11 mi	19 mins
M23	c.18 mi	35 mins
Gatwick Airport	c.28 mi	42 mins



DESCRIPTION

Riverside comprises a unique grade II listed comfort cooled period office building which retains many original features including a striking oak panelled boardroom, period fireplaces and wood beams.

The offices have just been fully and sympathetically refurbished and are laid out over ground, first and second floors with many enjoying direct views over the River Thames. There are also two balconies overlooking the river.

The space provides a number of good sized executive offices, a boardroom, a number of smaller meeting rooms, an open plan studio area and a striking reception area. There is also a kitchen, male and female toilets and a shower room, as well as a basement which provides useful storage.

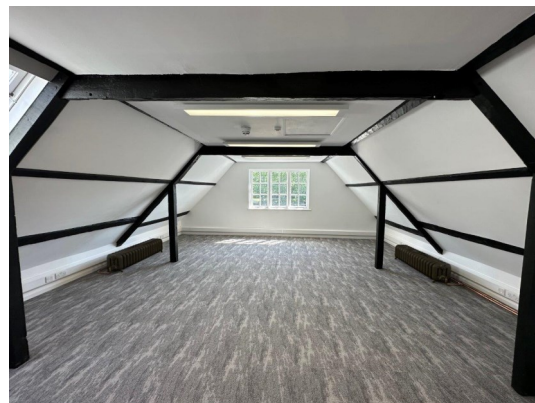
The building has parking for up to 10 cars with 6 on site and 4 just across the road.

ACCOMMODATION

	Sq Ft	Sq M
Second Floor Offices	350	32.5
First Floor Offices	1,333	123.8
Ground Floor Kitchen	58	5.4
Ground Floor Office	1,684	156.5
Total	3,425	318.2
Basement Storage	676	62.8

AMENITIES

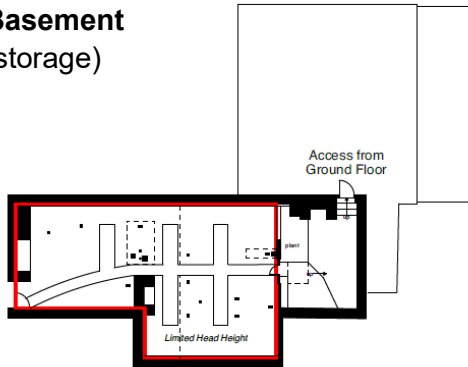
- ◆ River views
- ◆ Feature fireplaces
- ◆ Striking oak panelled boardroom
- ◆ Shower room with WC
- ◆ Gas central heating
- ◆ Perimeter trunking for IT
- ◆ New carpeting
- ◆ EV charging
- ◆ Riverside balconies
- ◆ Basement storage
- ◆ Parking for up to 10 cars
- ◆ Kitchen
- ◆ New comfort cooling/heating cassettes
- ◆ New LED lighting
- ◆ Cat VI data cabling



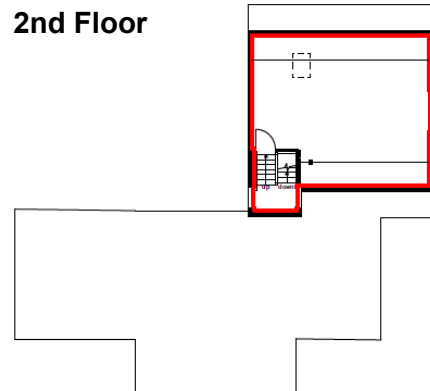
ACCOMMODATION

The building comprises a net internal floor area of 3,425 sq ft plus 676 sq ft of storage space.

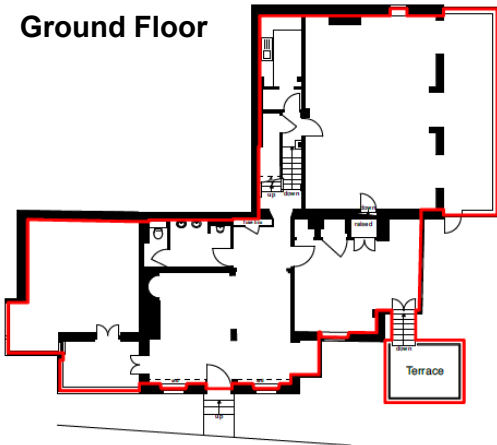
Basement
(storage)



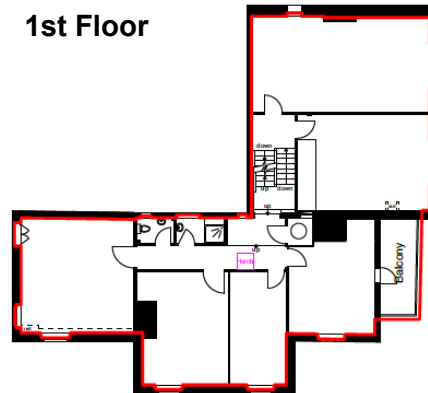
2nd Floor



Ground Floor



1st Floor



Not to scale - for indicative purposes only

TERMS

The property is available on a new internal repairing & insuring lease for a term to be agreed.

RENT

£119,875 per annum exclusive.

RATES

Rateable Value	£65,000
Rates Payable (24/25)	£35,490

VAT

We are advised the property is elected for VAT.

EPC

C (73)



VIEWING

Strictly by appointment through sole agents:

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Particulars updated 09.04.24

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