

**CHARACTER OFFICE BUILDING OVERLOOKING  
A MARINA & THE RIVER THAMES**

**FOR SALE**  
**5,080 SQ FT (472 SQ M) APPROX**

**MARINA HOUSE, 17 MARINA PLACE, HAMPTON WICK,  
KINGSTON UPON THAMES, SURREY KT1 4BH**



# MARINA HOUSE, 17 MARINA PLACE, HAMPTON WICK, KINGSTON UPON THAMES, SURREY KT1 4BH

## LOCATION

Marina Place is a high quality waterside development providing offices and luxury apartments centred around a private marina with outstanding views over the river Thames.

Hampton Wick's High Street and mainline railway station are both within 250 yards of the building. The station offers a regular service to London Waterloo via Clapham Junction approximate journey time 35 minutes. There is direct access to the A3/M3/Heathrow/M25/M4.

Kingston upon Thames town centre is within only a 6 minute walk away along the riverbank and offers an excellent range of shopping, leisure and restaurant facilities including John Lewis, Fenwicks, Waitrose, Anytime Fitness, Coté and Browns to name but a few all within easy reach.

## DESCRIPTION

Marina House is a modern three storey office building constructed in 2005 and situated in an attractive riverside development directly overlooking a marina and the River Thames.

The building has been fitted out to a good standard to provide mainly open plan office space on the ground floor with a reception area, server room, male and female toilets with showers and a disabled toilet. The first floor is partitioned to provide a boardroom and a number of meeting rooms and executive offices with a substantial kitchen break out area, there is also an open plan office area with a Juliette balcony overlooking the marina. The second floor is predominately open plan again with a Juliette balcony enjoying river views, skylights and 3 partitioned offices.

There are 6 allocated parking bays in a gated car park complex beneath the building.

## AMENITIES

- Cat II lighting
- Carpeting throughout
- Perimeter trunking
- 8 person passenger lift
- Shower/toilet facilities
- Secure underground parking
- Juliette balconies with marina views
- Disabled toilets
- Window blinds throughout
- On site security/CCTV
- 6 parking spaces in a secure underground carpark.

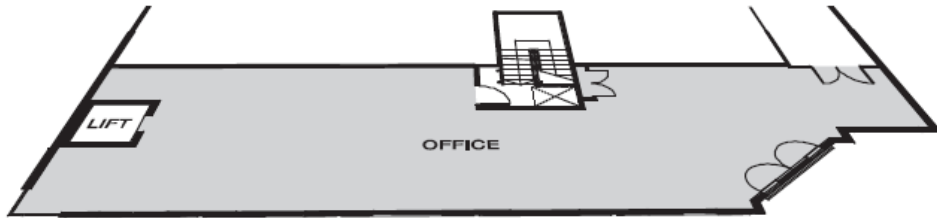




# MARINA HOUSE, 17 MARINA PLACE, HAMPTON WICK, KINGSTON UPON THAMES, SURREY KT1 4BH

## ACCOMMODATION

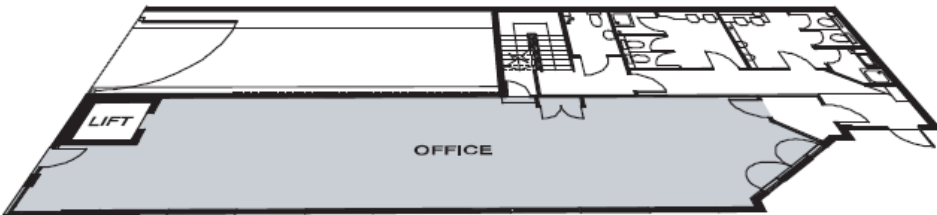
FLOOR	SQ FT	SQ M
Second	1,625	151
First	2,250	209
Ground	1,205	112
<b>Total approx.</b>	<b>5,080</b>	<b>472</b>



Second Floor



First Floor



Ground Floor

## TENURE

A sale of our clients 999 year lease which commenced on the 24th June 2004 at a peppercorn ground rent. Full vacant possession will be provided upon completion .

## PRICE

£1,950,000 subject to contract.

## VAT

We are advised the property is elected for VAT.

## EPC

Rating E (105)

## BUSINESS RATES 2025/26

Rateable Value   £98,500  
Rates Payable    £54,667.50



Strictly by appointment through Landlord's agents:

**ANDY ARMIGER**  
DD: 020 8481 4741  
Email: andy@cattaneo-commercial.co.uk

**TIM WILKINSON**  
DD: 020 8481 4745  
Email: tim@cattaneo-commercial.co.uk



**CATTANEO COMMERCIAL LTD**  
19-23 High Street  
Kingston upon Thames  
Surrey KT1 1LL  
www.cattaneo-commercial.co.uk

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.