

**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**



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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, Côté 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.

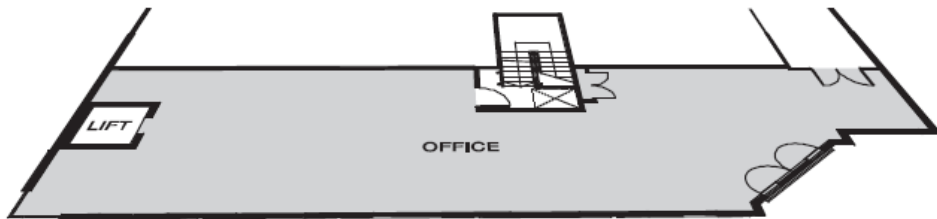




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ACCOMMODATION

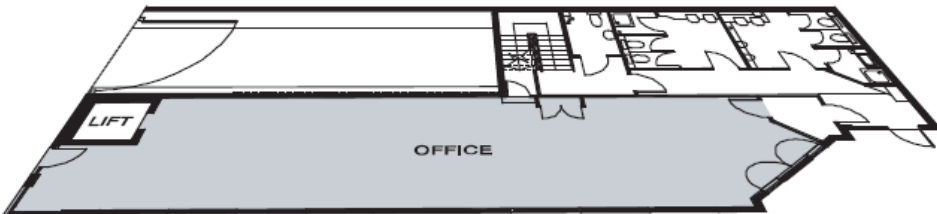
FLOOR	SQ FT	SQ M
Second	1,625	151
First	2,250	209
Ground	1,205	112
Total approx.	5,080	472



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 2026/27

Rateable Value £108,000

Rates Payable £51,840



Strictly by appointment through Landlord's agents:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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