

**FREEHOLD FOR SALE**



**CHARACTER RIVERSIDE OFFICE BUILDING  
WITH GOOD PARKING & OWN MOORING**

**5,321 SQ FT (494.32 SQ M) APPROX**

**MASON HOUSE, 18 LOWER TEDDINGTON ROAD, HAMPTON WICK,  
KINGSTON UPON THAMES, SURREY KT1 4EU**



# MASON HOUSE, 18 LOWER TEDDINGTON ROAD, HAMPTON WICK, KINGSTON UPON THAMES, SURREY KT1 4EU

## LOCATION

Mason House is in a conservation area prominently located fronting Lower Teddington Road and backing onto 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 40 minutes.

Kingston upon Thames town centre is within only a 10 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.

For a map of this location please visit [www.bing.com/map](http://www.bing.com/map) and insert KT1 4EU

## DESCRIPTION

Mason House comprises an attractive character office building, which retains many original features, including exposed timber beams. Uniquely, the property has its own well stocked enclosed garden backing directly onto the River Thames with a private Pontoon mooring. The building provides a combination of open plan and partitioned offices all comfort cooled over ground, first floors and part second floors. The rear offices enjoy views over the River Thames. There are a number of kitchens and toilets located on both the ground and first floors.

The building also comes with 4 lock up garages with a concrete forecourt in front that can provide parking for up to a further 11 cars on a back to back basis. This is located within 30 meters of the building at Seymour Lodge to the rear of 19-21 Lower Teddington Road, Hampton Wick.

## AMENITIES

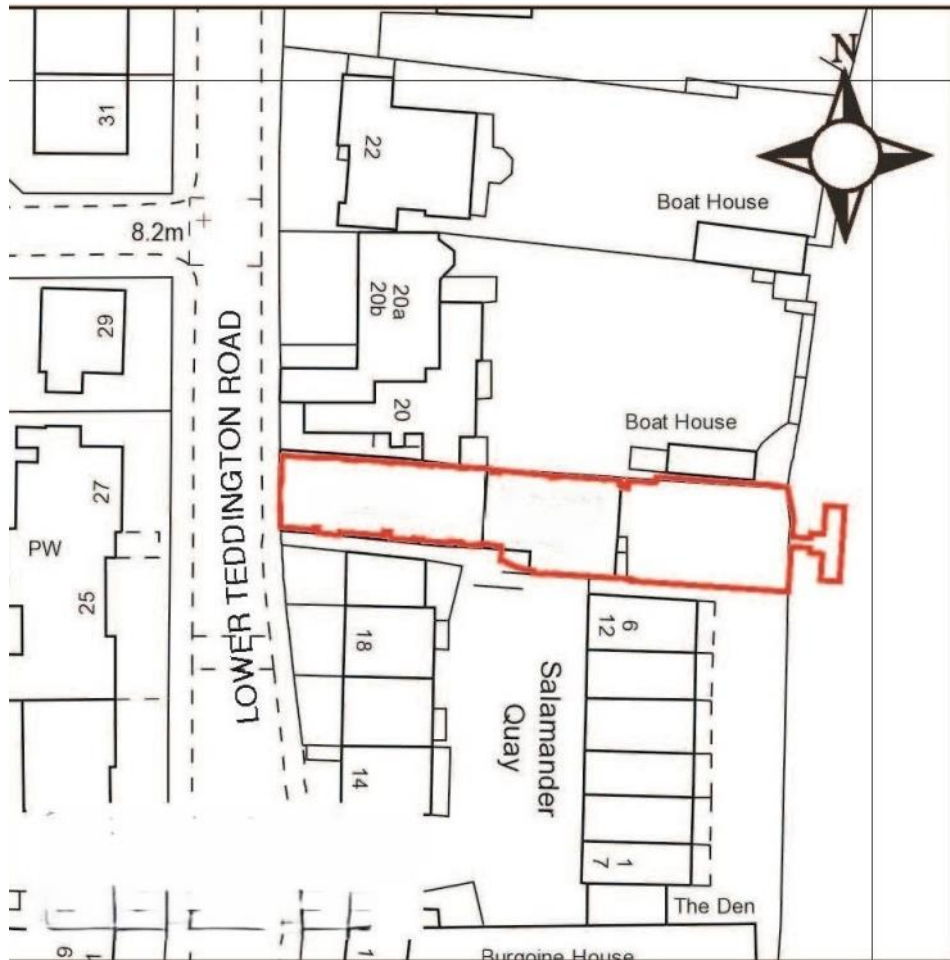
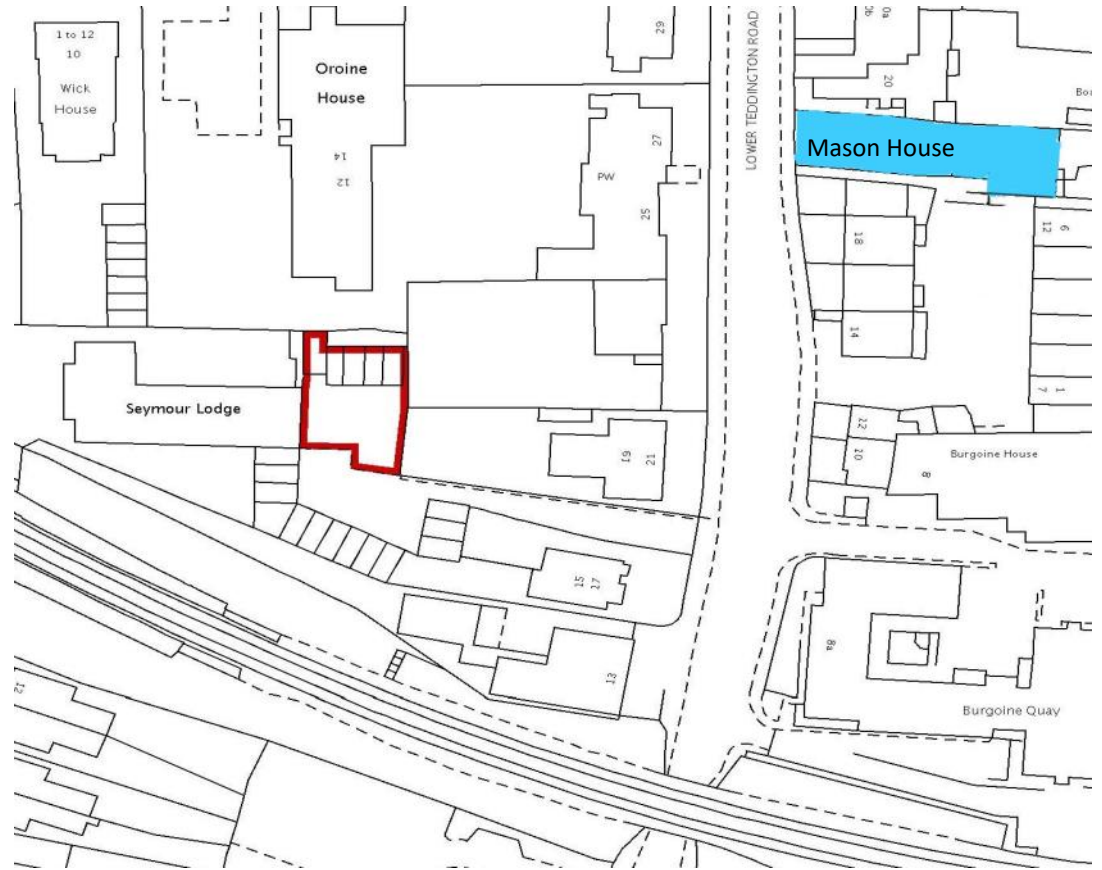
- VFR comfort cooling/heating units throughout
- Carpet tiles/exposed solid wood flooring
- Attractive exposed beams and roof joists
- 3 Fitted kitchens & 2 tea points
- Temperature controlled & LED lighting
- Server room
- Male and female WC's
- Shower Room
- River frontage
- Garden and private mooring
- Garage/car parking held on separate title for up to 15 cars







Site plan for Mason House



Site plan for garages at rear of 19-21 High Street, Lower Teddington Road



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## ACCOMMODATION

FLOOR	SQ FT	SQ M
1st offices and 2nd mezzanine	2,796	259.76
Ground offices	2,077	193.00
Reception	448	41.56
<b>Total approx.</b>	<b>5,321</b>	<b>494.30</b>



## TENURE

Freehold with full vacant possession

## PRICE

Offers are invited in excess of £2,250,000 subject to contract  
Note the garages and forecourt are included in this price but held on a separate freehold title  
(See plan)

## PONTOON CHARGE

The floating pontoon to the rear of the garden is subject to an annual charge payable to the Environmental Agency. The charge is £662.56 per annum until the end of September 2025.

## VAT

We are advised the property is not elected for VAT.

## EPC

Rating B (43)

## BUSINESS RATES

The building currently has a number of assessments. Further information upon application.

Strictly by appointment through Landlord's agents:

**ANDY ARMIGER**  
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**TIM WILKINSON**  
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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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