

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

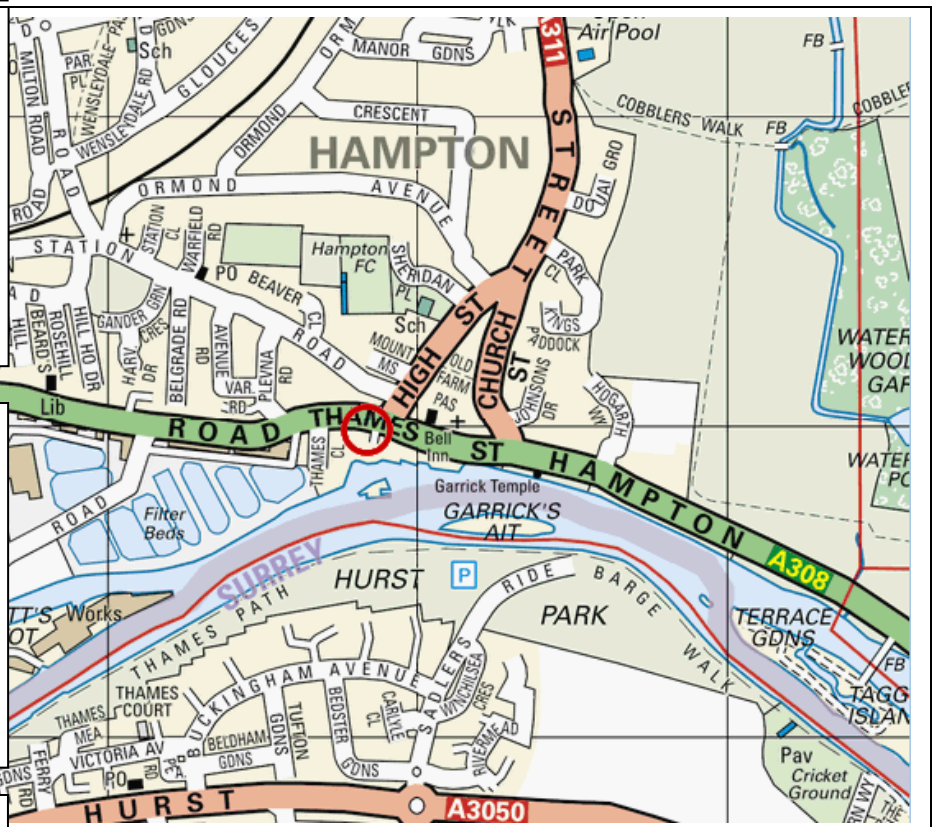
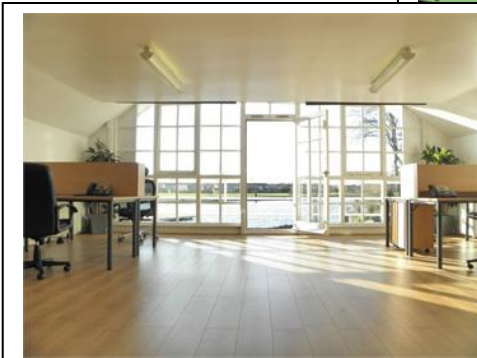
Fax 020 8541 1360
e-mail property@bonsors.com
www.bonsors.com

Bonsors.com

020 8546 0022

TO LET

***RIVERSIDE OFFICE/STUDIOS
WITH PARKING
300 – 2679 sq ft***



***The Victorian Boathouse
Constables Boatyard
Thames Street
Hampton, TW12 2EW***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

The Victorian Boathouse, Constables Boatyard
Thames Street, Hampton TW12 2EW

- Location:** The property is situated along the R. Thames and is recognized for the pleasant surroundings of Hampton Court Palace and Bushy Park. Thames St. offers easy access to the A3, M3 and M25 and is also located on several bus routes. The Boathouses are situated 5ft from the river's edge. Hampton and Hampton Court BR Stations are nearby and provide regular services to London Waterloo. Hampton Village Centre is located within the immediate vicinity providing excellent local facilities/services to office occupiers.
- Description:** Constables Boatyard comprises character office accommodation in a peaceful riverside setting. Originally constructed in 1908 the former Boatyard has now been converted into office accommodation with occupiers ranging from traditional office users to media and art studio operators. The premises can be available individually or combined.
- Accommodation:** The accommodation itself benefits from excellent river views, good natural light, heating, kitchens and separate male and female WCs. The ground floor benefits from being open plan and close to the river, whilst the first floor benefits from a bright 600 sq ft main office area overlooking the river with two further rooms of 150sq ft each, separated by glass sliding doors, a further storage room of 42 sq ft and roof areas of over 300 sq ft. Both units have an up to date communications system.
- Ground Floor Unit 3:** 1321 sq ft: £15,000 p.a. exc.
Open plan office with additional stationary/storage room, two cupboards, male and female WCs., kitchen area, direct access onto the river, 10 m. away from public garden, Cat 5 cabling & phone system.
- First Floor Unit 3:** 1094 sq ft (1358 sq ft net): £22,000 p.a. exc.
Separate male & female WCs, kitchen with dishwasher, large storage area, high ceilings, adaptable space and balcony over the river with beautiful views from inside and outside the office.
- Combined Unit 3:** 2679 sq ft: POA
- First Floor Office space at rear of 5-9 Thames Street:** 300 sq ft: £510 per calendar month inc.
Available on a short term licence/tenancy at will. River views from two sides. Kitchen and WC located in a separate block.
- Parking:** Parking available under separate licence.
- Rates and Service Charge:** To be confirmed.
- Viewing:** Viewing and further information by appointment through sole agents:

Tim Gauld
BONSORS
Tel: 020 8546 0022



Jordan Rundle
Levene Commercial
Tel: 020 8977 6886



PLEASE NOTE THE FOLLOWING:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.