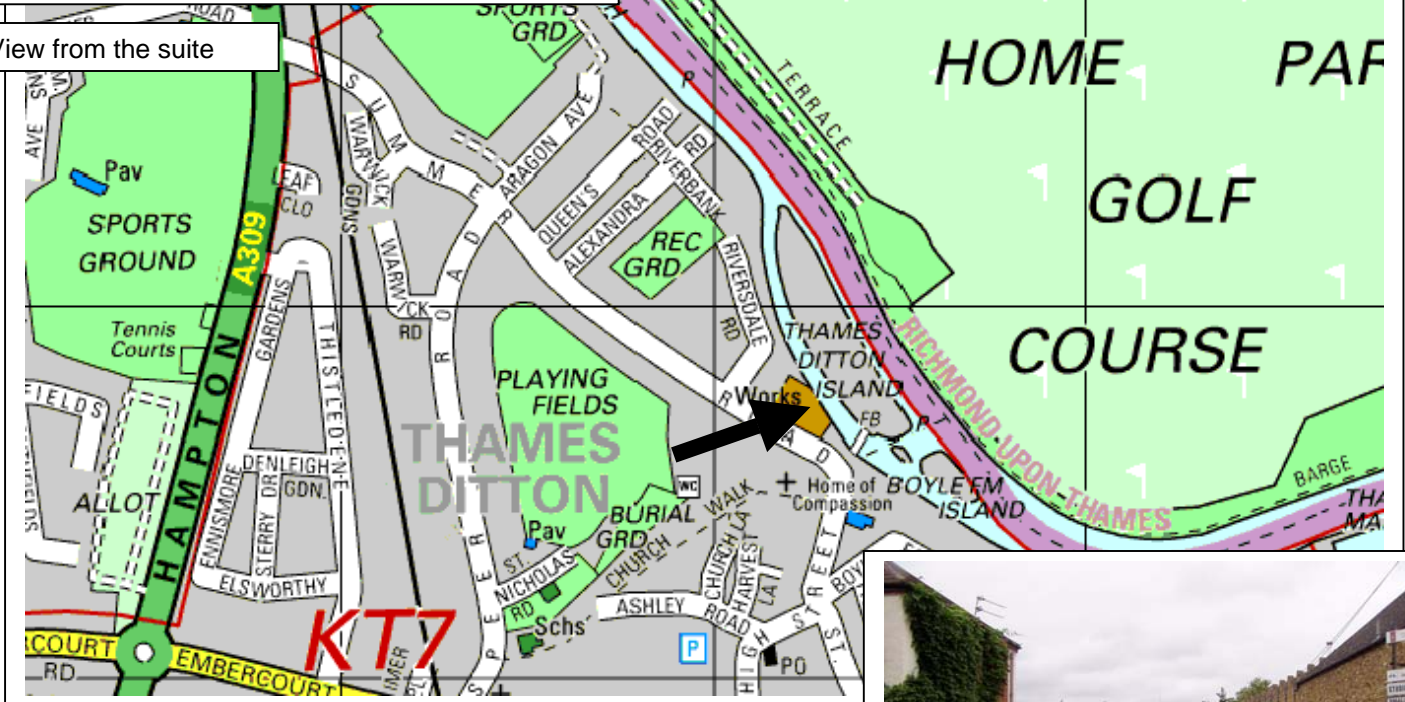


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View from the suite



***Taggs Boatyard
Summer Road
Thames Ditton
SURREY, KT7 0QQ***



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.

**Taggs Boatyard
Summer Road
Thames Ditton**

Location: Thames Ditton village is located on the south bank of the River Thames between Esher and Kingston upon Thames. Taggs Boatyards is located opposite Thames Ditton Island and within a short walk of the village centre, with its local shops, restaurants and railway station which has a service into London Waterloo every 30 minutes, with a journey time of approximately 30 minutes.

Description: Taggs Boatyard offers unique office and studio accommodation in older buildings, some with river aspects. Whilst not of modern construction, the space particularly lends itself to design studio/small office type uses. Suites 5 and 6 overlook the River Thames whilst the smaller suite faces the car park/yard.

Amenities in Taggs Boatyard include:

Gas fired central heating

Stripped timber floor (to suites 5 & 6)

Shared kitchenette / WCs

Accommodation: The suites have the following approximate floor areas:

First floor Suite	162 sq ft	(15.00 sq m)	Rent £4,500 p.a. plus VAT
First Floor Suite 5	580 sq ft	(53.88 sq m)	Rent £13,500 p.a. plus VAT
First Floor Suite 6	763 sq ft	(70.88 sq m)	Rent £13,500 p.a. plus VAT

Lease: The suites are available on a rental inclusive of business rates, water rates, buildings insurance and service charges. Rents are subject to VAT. Flexible lease terms to exclude the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Tenants Outgoings: Tenants are responsible for electricity via separate metering, percentage of gas bills and their own telephone costs.

Car parking: Limited car parking spaces are available at the rate of £350 per annum plus VAT per car for use from Monday to Friday.

Legal Fees: The tenant will be responsible for the Landlord's reasonable legal fees.

Viewing: Strictly by appointment with sole agents Bonsors.

**BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

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