



Rent £16,000 Per annum

Size 700 Square feet

Ref #3370

Address

Address: Unit 1, Edwardian Boathouse, Constables Boatyard, Thames Street

Postcode: TW12 2EW

Town: Hampton

Area: Middlesex

Location

Nestled in the heart of Hampton Village, Constables Boatyard enjoys an idyllic setting overlooking the River Thames. Located on Thames Street between Upper Sunbury Road and Hampton Court Close, the premises offers stunning riverside views in a peaceful yet well-connected position. Hampton railway station is the nearest station, providing convenient rail access. By road, the A3, M25 and M3 motorways are all easily accessible, making the location straightforward to reach.

Description

An excellent opportunity to rent a well presented office at Constables Boatyard, offering picturesque views over the River Thames and charming village surroundings. This beautifully tranquil riverside setting provides an inspiring and professional working environment in the heart of Hampton.

The office extends to approximately 700 sq ft and includes a partitioned private office, providing flexible space suitable for a range of business uses. Large windows overlooking the river allow for an abundance of natural light throughout.

There is an option to rent a parking space at an additional £600 per annum. We have also been advised that Ferry Board Yard, just a few minutes walk away, offers a public car park. In addition, there are numerous residential streets nearby where on-street parking may be available.

New lease for a term to be agreed.

Service Charge £2,200 p.a.

EPC Band - C

General Information

Tenure:	Leasehold
Rent:	£16,000 Per annum
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £12,750 payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ River views
- ✓ Riverside location
- ✓ 'E' Use class

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

