



**Rent** £15,000 Per annum

**Size** 428 Square feet

**Ref** #3373

## Address

**Address:** Unit 4, 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 outstanding opportunity to lease a well-presented first-floor office at Constables Boatyard, enjoying picturesque views across the River Thames and the charm of its village setting. This peaceful riverside location offers an inspiring and professional working environment in the heart of Hampton.

The office provides approximately 1,200 sq ft gross internal area, with a net internal area of 428 sq ft (allowing for the eaves). The accommodation includes two WCs and a kitchenette, and benefits from stunning river views.

A parking space is available by separate negotiation at £600 per annum. We are advised that Ferry Board Yard, just a short walk away, provides a public car park. There are also a number of nearby residential streets where on-street parking may be available.

The property is being offered on a new lease with terms to be negotiated.

Service Charge: £2,200 per annum

EPC Rating: Band B

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£15,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA states a rateable value of £5,500 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ River views
- ✓ Riverside location
- ✓ 'E' Use class
- ✓ Parking close by

## 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.



