

**TO LET**

**A UNIQUE RIVERSIDE OFFICE BUILDING OVERLOOKING THE RIVER THAMES**

**COMPRISING 3,400 SQ FT (315.9 SQ M)**



**THAMESIDE HOUSE, HURST ROAD, HAMPTON COURT, EAST MOLESEY,  
SURREY, KT8 9AY**



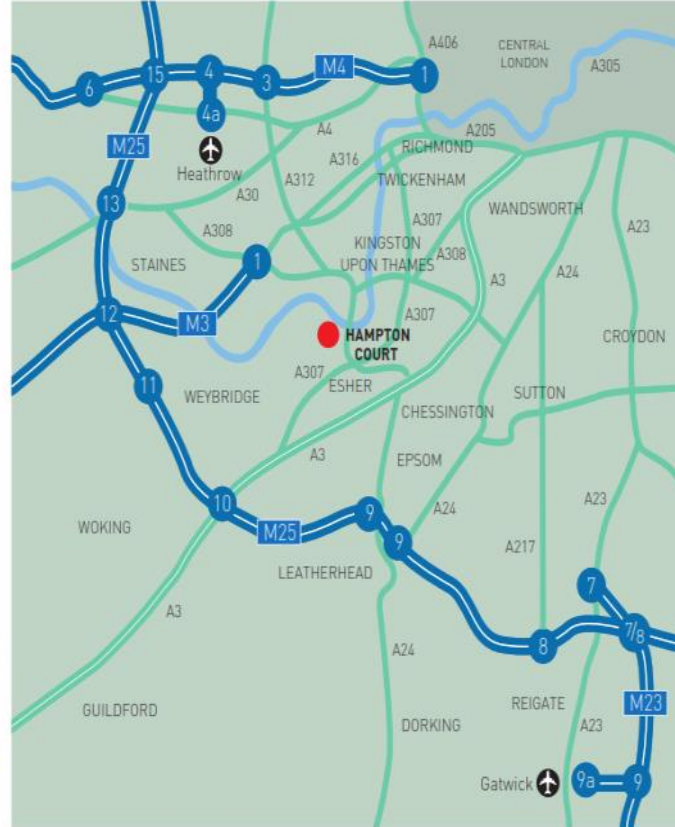
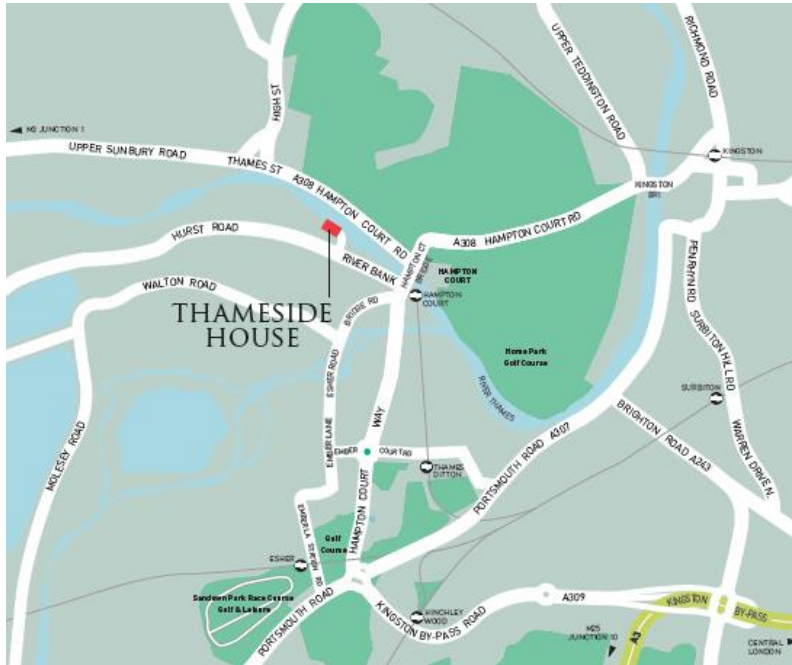
# THAMESIDE HOUSE, HURST ROAD, HAMPTON COURT, EAST MOLESEY, SURREY, KT8 9AY

## LOCATION

The building is located in a prestigious setting on the banks of the River Thames within 300 yards of Hampton Court Palace and railway station, which offers a regular service to London Waterloo via Surbiton and Wimbledon.

Junction 1 of the M3 is within 3 miles of the building offering a direct link to the M25 and the national motorway network as well as Heathrow & Gatwick airports. The A3 Kingston Bypass is also about 2.5 miles away offering a direct route into central London.

There is an excellent range of shops, cafes, restaurants and leisure facilities in nearby Bridge Road.



Central London	15 miles
Kingston	3.1 miles
A3 (Hook Road)	2.5 miles
M25 (Junction 12)	10.5 miles
M3 (Junction 1)	3 miles
Hampton Court station	300 yards

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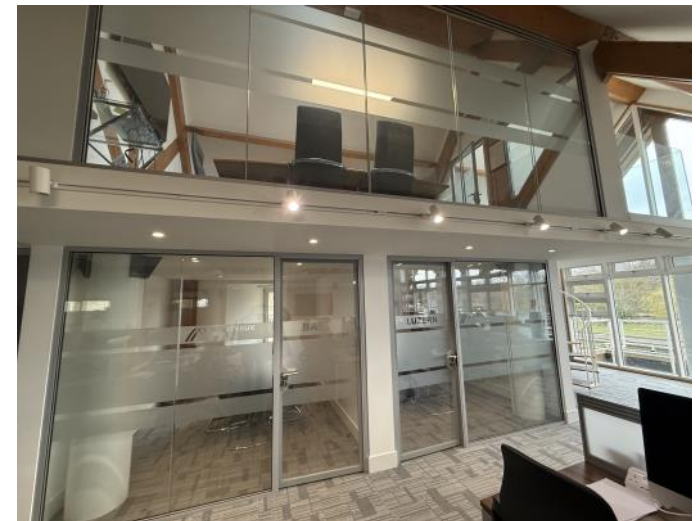
## DESCRIPTION

Thameside House comprises a contemporary designed self-contained office building, which was constructed some 12 years ago. The offices are approached via an impressive ground floor reception area, with an 8 person passenger lift, feature spiral staircase and glass atrium roof.

The offices are situated on the first floor in two open plan wings, the larger of the two wings has uninterrupted views of Hampton Court lock and the River Thames. The offices benefit from exposed beams and vaulted ceilings, with wall mounted air conditioning units. There is a private balcony overlooking the river and the building benefits from on site parking for up to 20 cars.

## AMENITIES

- ◆ Raised floors
- ◆ Gas fired central heating
- ◆ Full carpeting
- ◆ Wall mounted air conditioning units
- ◆ Double glazed windows throughout
- ◆ Vaulted ceilings with exposed window beams
- ◆ Velux skylights
- ◆ 8 person passenger lift
- ◆ Entry phone system
- ◆ Impressive reception area with a glass atrium
- ◆ Spiral staircase
- ◆ Riverside balcony
- ◆ 20 on site car parking spaces
- ◆ Kitchen
- ◆ Shower room



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## ACCOMMODATION

FLOOR	SQ FT	SQ M
Wing 1	950	88.2
Wing 2 - Riverside Offices	1,950	181.2
Mezzanine Offices	500	46.5
<b>Total approx.</b>	<b>3,400</b>	<b>315.9</b>

## TENURE

The building is available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£135,000 pax

## BUSINESS RATES

Rateable Value    £99,000.  
Rates Payable     £54,945 (2025/26).

## VAT

The building is registered for VAT.

## EPC

To be confirmed



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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