

**TO LET**

**PRESTIGIOUS HEADQUARTER OFFICE BUILDING OVERLOOKING THE RIVER THAMES - WITH EXCELLENT ON SITE CAR PARKING FOR 47 CARS**

**COMPRISING 10,192 SQ FT (947 SQ M)**



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



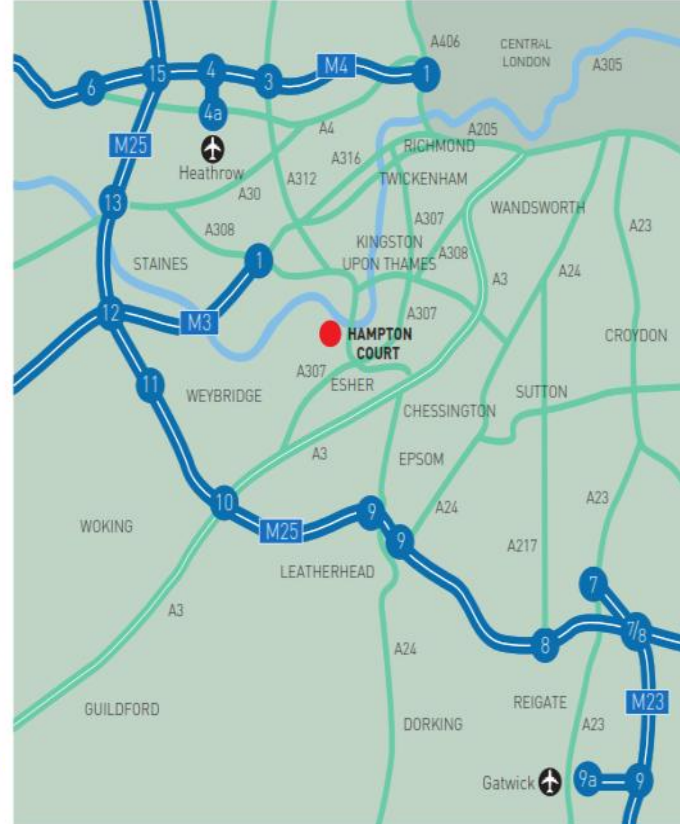
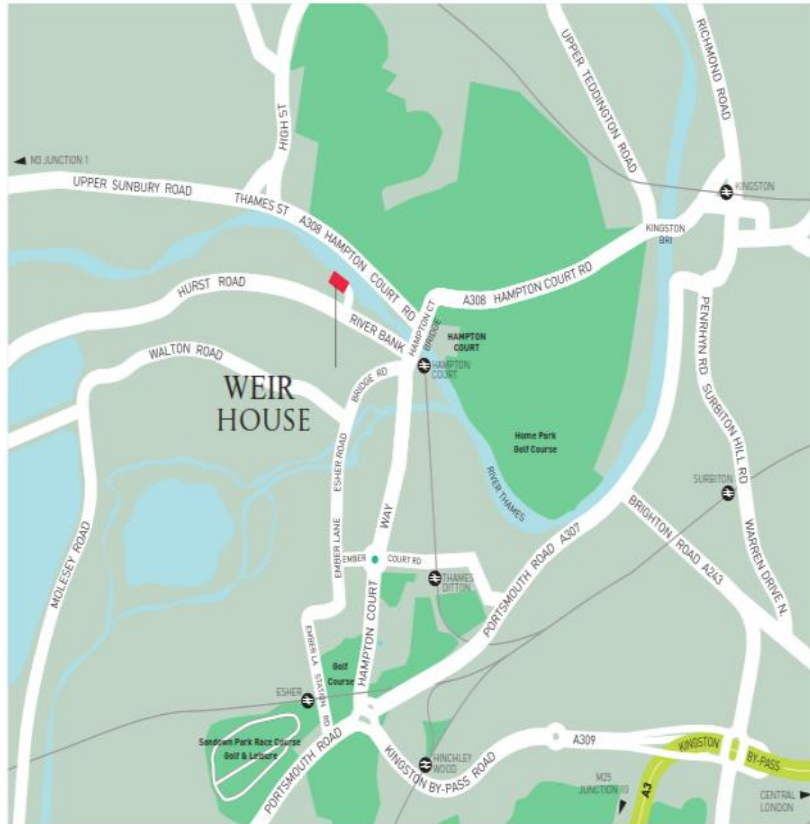
# WEIR HOUSE, HURST ROAD, HAMPTON COURT, EAST MOLESEY, SURREY, KT8 9AY

## 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

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

## DESCRIPTION

Weir House comprises a striking contemporary designed self contained office building which was constructed in the late 1990's and is set in its own gated grounds on the banks of the River Thames.

The building is laid out over two floors and is approached via an impressive reception area with a vaulted ceiling and a feature open staircase rising to the first floor there is also a passenger lift. The ground floor also provides a meeting room, server room, visitors toilets and disabled WC , plant room and a number of store rooms.

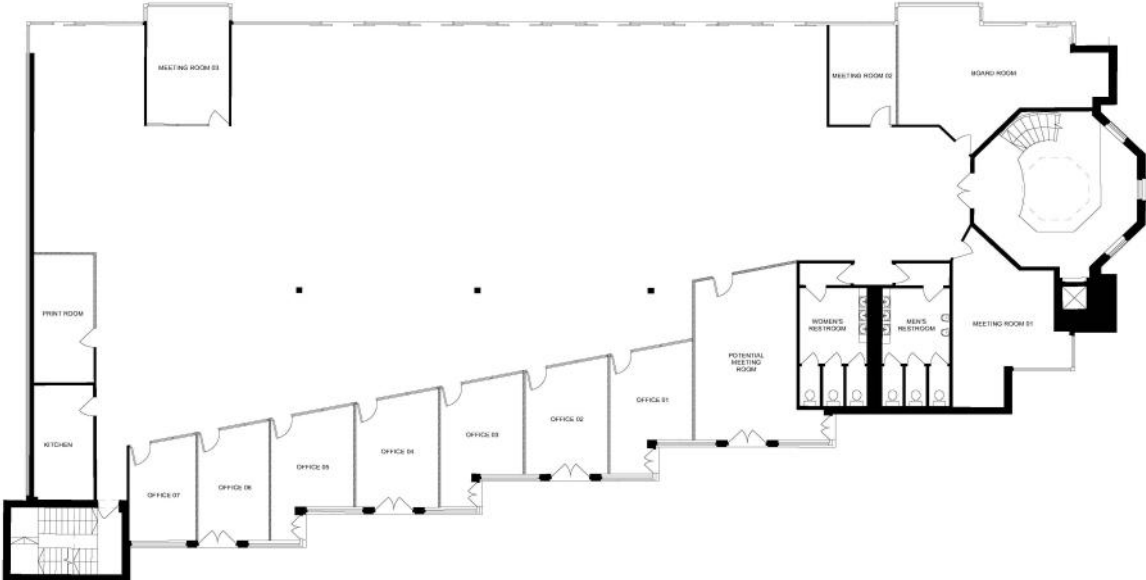
The first floor currently provides a combination of open plan and glazed partitioned executive offices with a number of meeting rooms and a boardroom. Many of these enjoy panoramic views over the River Thames. There are also male & female toilets and a kitchen on this floor.

There is excellent parking on site with 17 parking bays in front of the building and a further 30 bays in the ground floor undercroft car park., some with EV charging points.

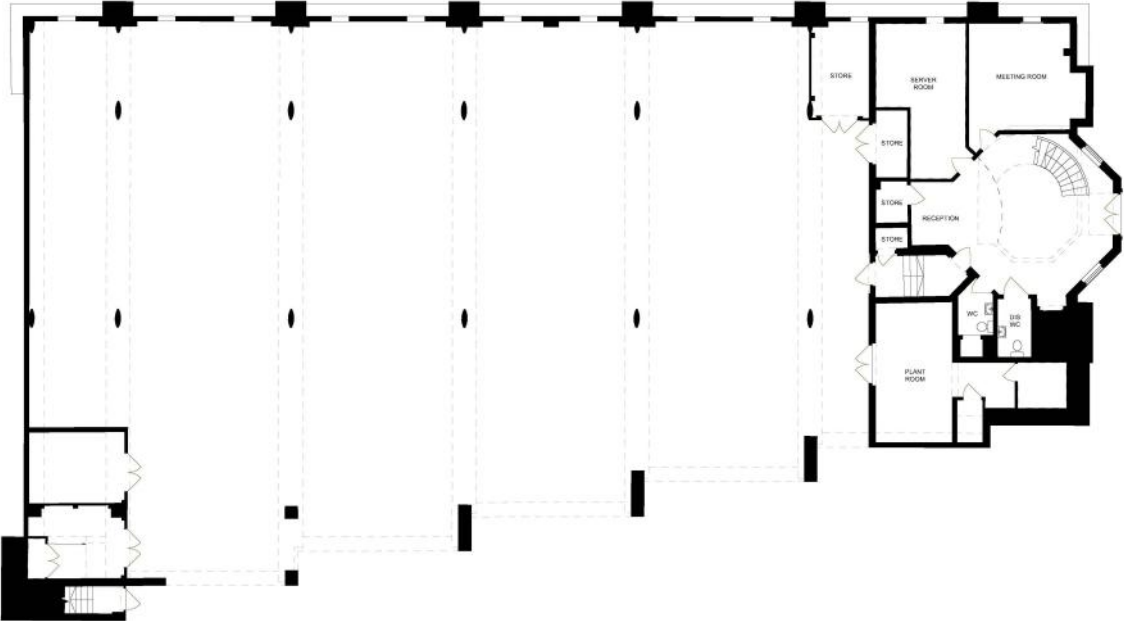
## AMENITIES

- ◆ River views
- ◆ Raised floors
- ◆ Air conditioning
- ◆ Suspended Ceiling
- ◆ Recessed LED spot lighting
- ◆ 8 Person passenger lift
- ◆ Full height double glazed windows
- ◆ Striking reception area
- ◆ 47 onsite car parking spaces (including 2 disabled bays) and EV charging points
- ◆ Male & Female WC's
- ◆ Visitors WC & Disabled WC
- ◆ Server Room
- ◆ A number of storerooms
- ◆ Featured curved staircase





EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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

## ACCOMMODATION

FLOOR	SQ FT	SQ M
1st Floor	8,751	813
Ground Floor Reception,	516	48
Ground Floor Office, Server Room & Store	925	86
<b>Total approx.</b>	<b>10,192</b>	<b>947</b>

## TENURE

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

## RENT

Upon application

## BUSINESS RATES

Rateable Value    £330,000.  
Rates Payable     £158,400 (2026/27).

## VAT

The building is registered for VAT.

## EPC

C (74)



Strictly by appointment through Landlord's agents:

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