

**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

## 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.

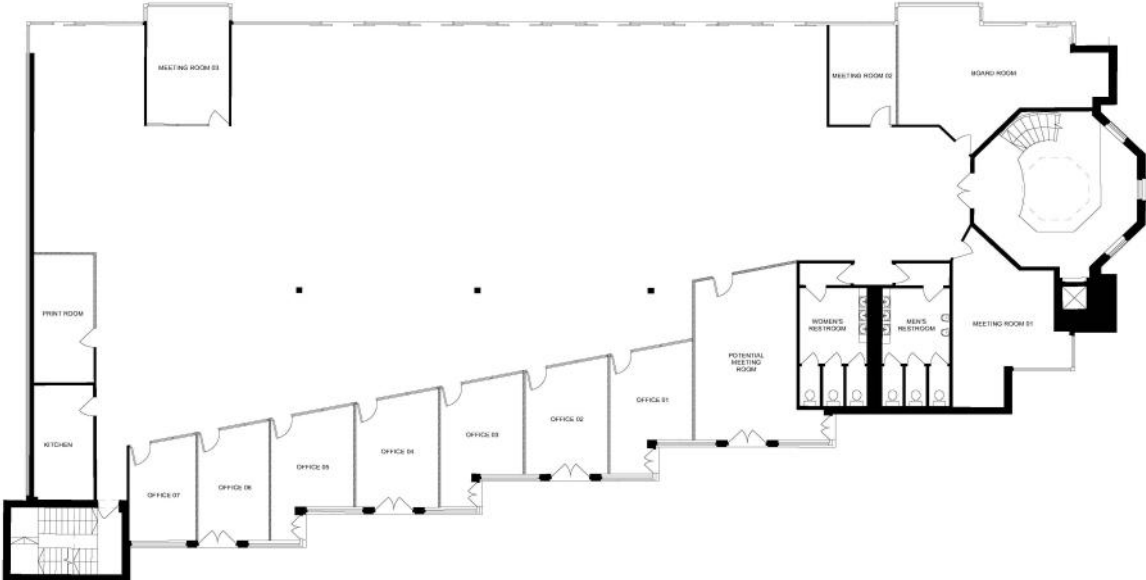
The first floor currently provides a combination of open plan and glazed partitioned executive offices with a number of meeting rooms and a boardroom. Many of these enjoy panoramic views over the River Thames. There are also male & female toilets and a kitchen on this floor.

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.

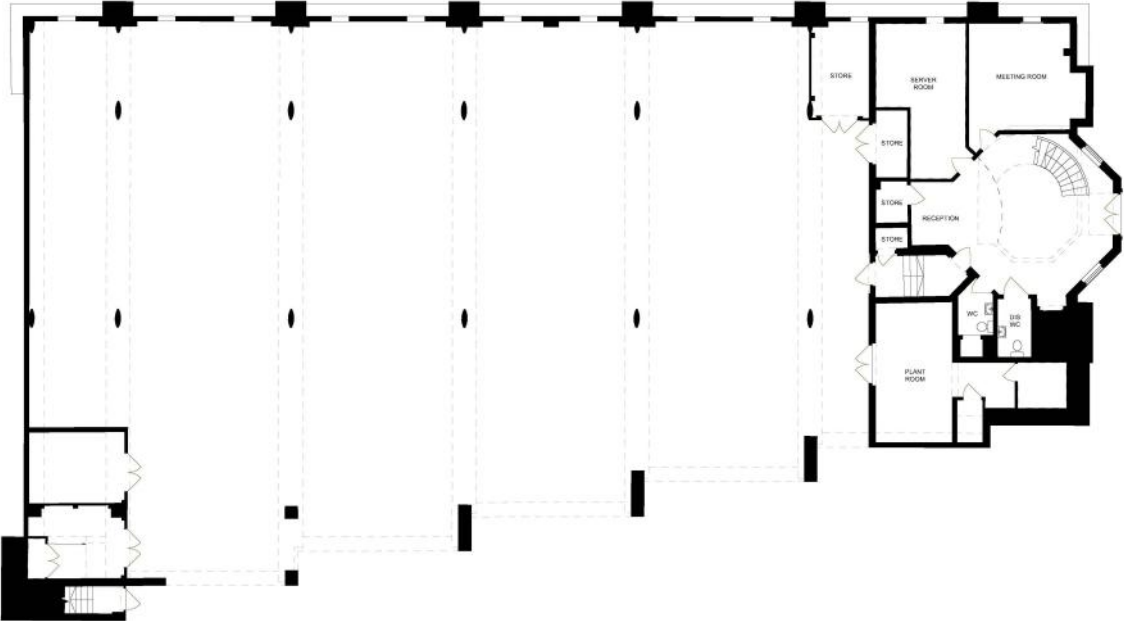
## AMENITIES

- ◆ 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    £287,500.  
Rates Payable     £159,562.50 (2025/26).

## VAT

The building is registered for VAT.

## EPC

C (74)



Strictly by appointment through Landlord's agents:

**ANDY ARMIGER**  
DD: 020 8481 4741  
Email: andy@cattaneo-commercial.co.uk

**TIM WILKINSON**  
DD: 020 8481 4745  
Email: tim@cattaneo-commercial.co.uk



**CATTANEO COMMERCIAL LTD**  
19-23 High Street  
Kingston upon Thames  
Surrey KT1 1LL  
www.cattaneo-commercial.co.uk

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.