

COMFORT COOLED RIVERSIDE OFFICE SUITE

2,340 SQ FT (217.5 SQ M) APPROX

TO LET



LOCATION

Osbourne House is situated on the bank of the River Thames just off the Lower Teddington Road. There are excellent amenities nearby including Bushy Park for leisure and Hampton Wick railway station for commuting, which provides a regular rail service to London Waterloo, Clapham Junction and Richmond. Kingston town centre, with its impressive range of department stores, riverside restaurants and bars, is only a 10 minute walk away over the bridge and there are also further local shops and restaurants nearby in Hampton Wick High Street.

Strategically situated within easy reach of junction 1 of the M3 motorway, A316 and A3 Kingston By-pass, which provide direct access to central London, M25 motorway as well as Heathrow and Gatwick airports.

For a map of this location please visit www.multimap.com and enter KT1 4ER



**OSBOURNE HOUSE, LOWER TEDDINGTON ROAD, HAMPTON WICK,
KINGSTON UPON THAMES, SURREY KT1 4ER**



DESCRIPTION

Osbourne House is an attractive modern two-storey office building which provides comfort cooled offices next to the River Thames. The available suite comprises the entire ground floor. The suite has been refurbished and benefits from new LED lighting, new carpets and comfort cooling/heating cassettes. The floor is predominantly open plan with two glass partitioned meeting rooms, both enjoying some river views, and a fitted kitchen. To the front of the building there is car parking for 2 cars.

ACCOMMODATION

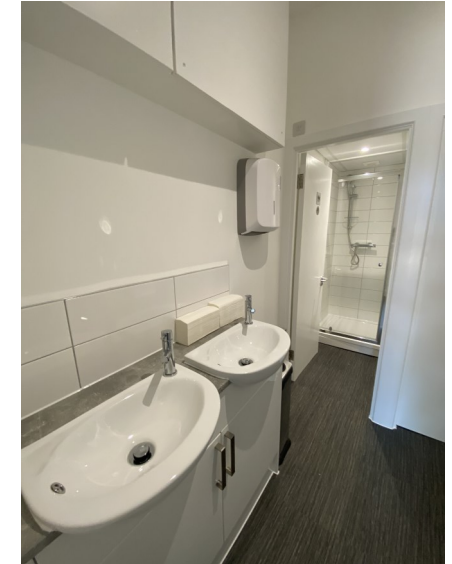
Ground Floor 2,340 sq ft 217.5 sq m

AMENITIES

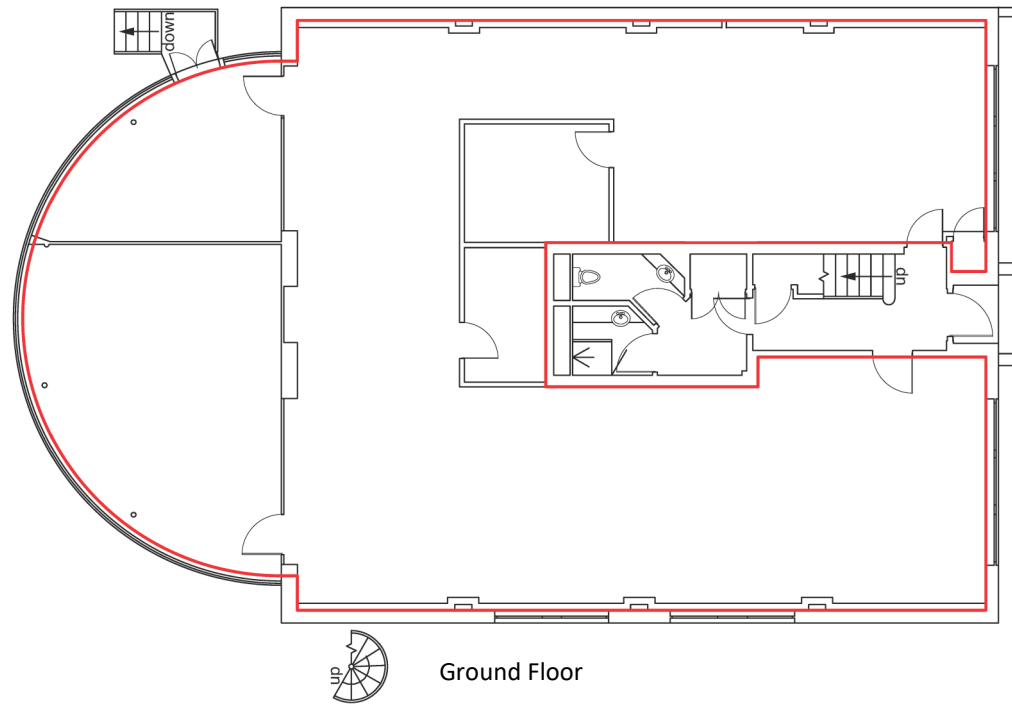
- Comfort cooling/heating cassette units in all suites
- Perimeter and part under floor trunking
- Category II lighting
- Suspended ceiling
- Double glazed windows
- Venetian blinds
- Fitted carpet tiles
- Fitted kitchen
- Male and female WCs
- Shower room

By Train (Hampton Wick)	Approx. Journey Time
Wimbledon	15 minutes
Richmond	27 minutes
Clapham Junction	23 minutes
London Waterloo	33 minutes

Location	Distance	Approx. Avg Journey Time
A3	c.5 miles	15 minutes
M4	c.9 miles	25 minutes
Heathrow Airport	c.9 miles	24 minutes
M25	c.10 miles	20 minutes
M3	c.11 miles	19 minutes
M23	c.18 miles	35 minutes
Gatwick Airport	c.28 miles	42 minutes



FLOOR PLANS



TERMS

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

RENT

£72,540 per annum exclusive

RATES (2023/24)

	Rateable Value	Rates Payable
Ground Floor	£54,500	£27,904.00

VAT

The building is elected for VAT.

EPC

Rating: C(52)

For further information or to arrange an inspection please contact:

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