



**CHARACTER SELF-CONTAINED GROUND FLOOR OFFICE PREMISES
IN A SOUGHT AFTER RIVERSIDE LOCATION - 1,655 SQ FT APPROX**

TO LET



**ANCHOR HOUSE, 8 LOWER TEDDINGTON ROAD, HAMPTON WICK
KINGSTON UPON THAMES KT1 4EU**





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LOCATION

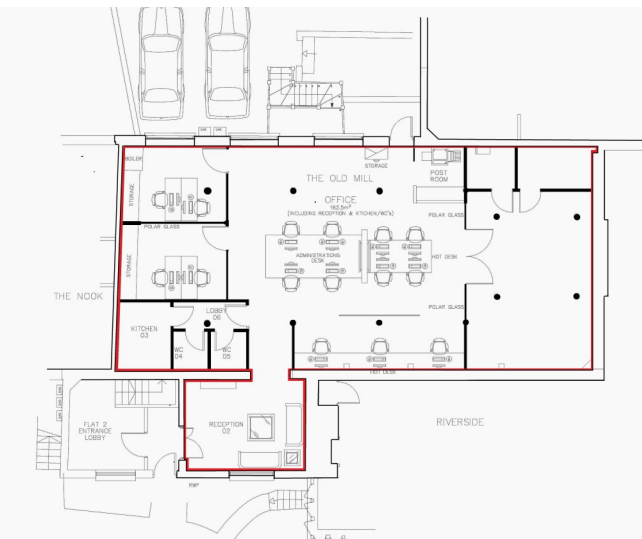
Anchor House is situated in the sought after riverside area of Hampton Wick and is strategically situated for easy access to the M3 motorway (J1), the A316 and the A3 Kingston by-pass all of which provide direct access to central London, the M25 motorway network and Heathrow and Gatwick international airports.

Hampton Wick railway station is only a few minutes walk from the property providing a frequent rail service to London Waterloo (35 minutes approx.) and Richmond (20 minutes approx). Anchor House is located close to the River Thames and within a short walk of Kingston town centre with its excellent range of shopping and restaurant facilities.



DESCRIPTION

Anchor House is a self contained Grade II listed character building which retains many original features. The building has been comprehensively refurbished and provides self contained ground floor open plan office space, together with 2 private offices and boardroom with an impressive reception area, kitchen and male and female toilets. There are two on site car spaces to the rear and a further 2 garages at Seymour Lodge on the other side of Lower Teddington Road which could be made available for rent by separate arrangement.



FLOOR AREA

Net internal area approx.

Floor	Sq Ft	Sq m
Ground	1,655	153.8

SPECIFICATION

- ◆ Comfort cooling cassettes
- ◆ Gas fired central heating
- ◆ Raised access floors
- ◆ Category II and accent lighting
- ◆ Category 5 cabling
- ◆ Carpet tiles
- ◆ Fitted kitchen
- ◆ Male and female WCs
- ◆ 2 car parking spaces
- ◆ 2 nearby garage spaces can be made available by separate arrangement.

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£39,500 per annum exclusive

BUSINESS RATES

Rateable Value £31,750
 Rates Payable (2025/26) £15,843.25

We would recommend you verify these figures with Kingston Borough Council

VAT

We understand that the building is not elected for VAT

EPC

Rating D (83)



Nearby River Views



VIEWINGS

For further information or to arrange an inspection please contact:

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