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Our ref: AGA/Burgoine

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sirs

BURGOINE QUAY, LOWER TEDDINGTON ROAD, HAMPTON WICK KT1 4ER

Attractive riverside offices to let in wings or floors
from 512 sq ft up to 13,525 sq ft

Following our recent lettings to Handelsbanken Plc & Savencia Fromage & Dairy, we have pleasure in attaching our latest brochure for Burgoine Quay, Hampton Wick. This attractive courtyard office development sits on the banks of the River Thames and is within a 5 minute walk of Hampton Wick Station and just a 7 minute walk from Kingston town centre with its excellent range of shops, restaurant and leisure facilities. Bushy Park is also close by.

Burgoine Quay offers modern offices over three floors and is capable of being let in separate wings or separate floors. Many of the offices enjoy river views and the main building also has a number of balconies overlooking The Thames.

There is good on-site car parking for up to 31 cars and also cycle racks, as well as EV charging points for both cars and bikes.

The building benefits from an EPC rating of B.

The offices are available to let on new full repairing and insuring leases for terms to be agreed. Rent upon application.

For more information, please contact Andy Armiger on 020 8481 4741 or 07973 207 424 or email andy@cattaneo-commercial.co.uk.

Yours faithfully,

CATTANEO COMMERCIAL

Encl.

RECENT LETTINGS
TO HANDELSBANKEN PLC,
SAVENCIA FROMAGE AND
DAIRY LTD



BURGOINE QUAY

KINGSTON UPON THAMES KT1 4ER

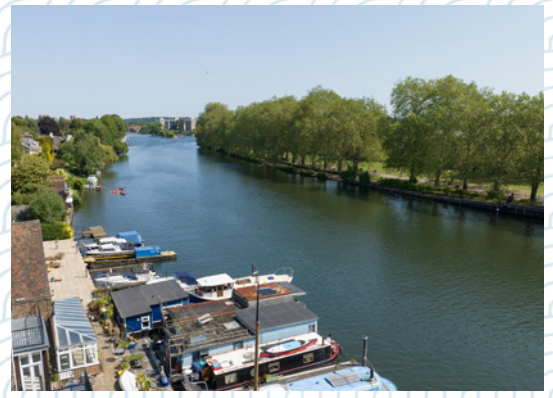
A STRIKING RIVERSIDE HEADQUARTERS OFFICE DEVELOPMENT
SUITES FROM 512 SQ FT (47.6 SQ M) UP TO 13,525 SQ FT (1,256.4 SQ M) TO LET
WITH GOOD ON SITE PARKING

burgoinequay.co.uk

A COURTYARD SETTING ON THE BANKS OF THE RIVER THAMES

Burgoine Quay is an attractive modern office building set in a courtyard setting on the banks of the River Thames. The main building and the 3 wings are all linked to give maximum flexibility.

Many of the offices in this energy efficient space have river views. The building has just been refurbished to a high standard.





HIGH QUALITY ACCOMMODATION

- Comfort cooling
- Air source heat pumps
- EPC B energy efficiency
- Showers
- Male, female & disabled toilets
- Lift
- Various kitchens and "break out areas"
- Raised floors
- LED lighting
- Riverside balconies
- 31 parking spaces and cycle stores
- EV chargers for cars and bikes

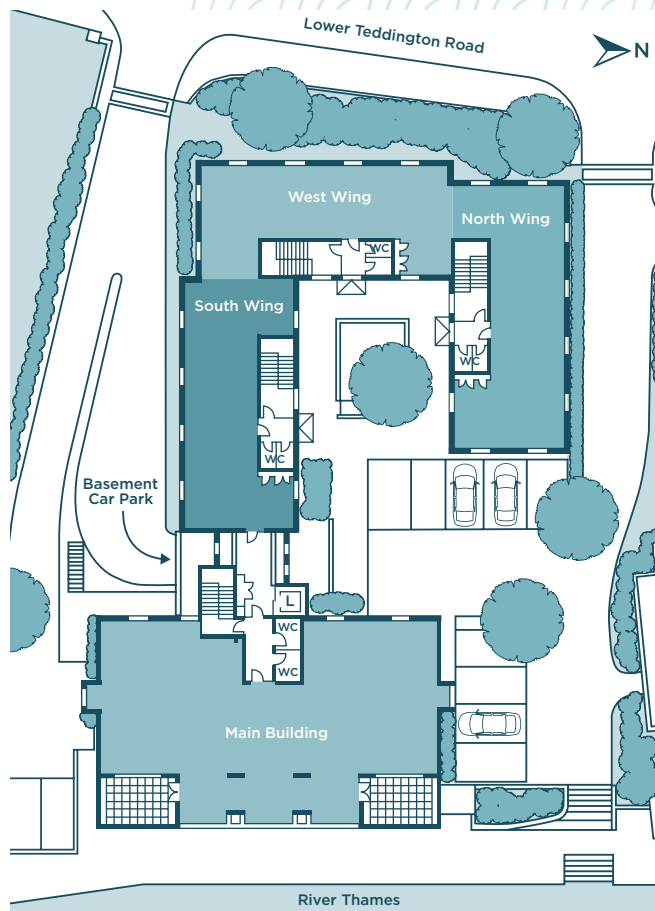


OFFICE SUITES WITH FLEXIBILITY

FLOOR	MAIN BUILDING		SOUTH WING		WEST WING		NORTH WING	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
Third	1,559	144.8	-	-	-	-	-	-
Second	2,174	202.0	1,126	104.6	1,168	108.5	802	74.5
First	2,953	274.3	1,037	96.3	1,067	99.1	1,127	104.7
Ground	Let to Savencia		512	47.6	Let to Handelsbanken		Let to Handelsbanken	
Total	6,686	621.1	2,675	248.5	2,235	207.6	1,929	179.2

OVERALL TOTAL 13,525 SQ FT (1,256.4 SQ M)

IPMS-3 areas.



A VIBRANT RETAIL AND LEISURE DESTINATION



Burgoine Quay is only 7 minutes walk from Kingston town centre.

With its charming streets and riverside paths, the town is home to a mix of high street brands, boutique shops, restaurants and cafés and offers a diverse shopping and leisure experience.

The bustling town centre is home to popular shopping and food hubs including The Bentall Centre, John Lewis and Kingston Market.

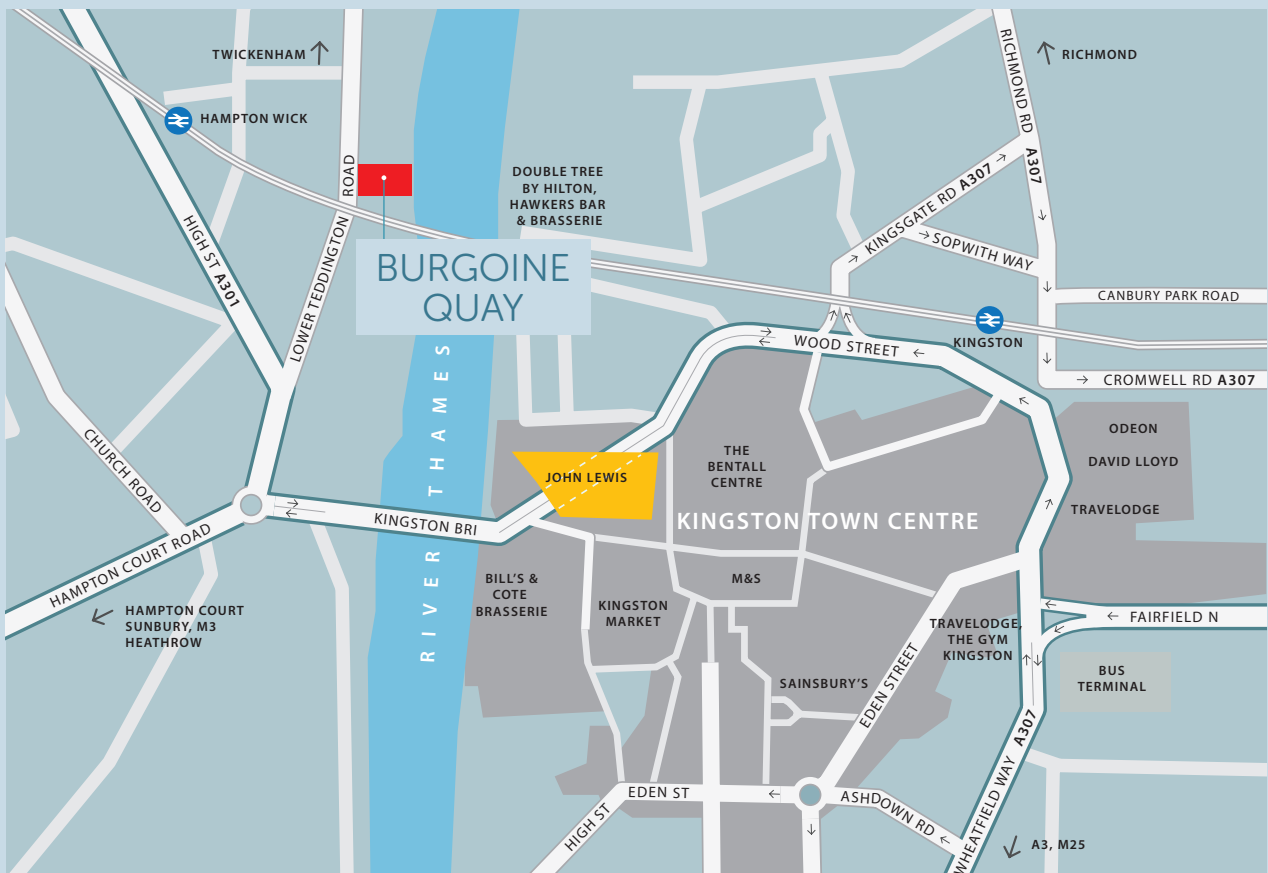
The property is approximately 5 minutes' walk to Hampton Wick railway station and Heathrow and Gatwick Airports and the motorway network are within easy reach.





BURGOINE QUAY

KINGSTON UPON THAMES KT1 4ER



TENURE

The offices are available to let in floors, wings or as a single building on a new full repairing and insuring lease for terms to be agreed.

RENT

Upon application.

BUSINESS RATES

The building will need to be reassessed for business rates according to individual space requirements.

VAT

We have been advised that the property is elected for VAT and therefore this will be charged on the rent.

EPC

Rating: B (33).

For further information or to arrange an inspection please contact:

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burgoinequay.co.uk



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