JUBILEE HOUSE 63 HIGH STREET, HAMPTON WICK KINGSTON UPON THAMES KT1 4DG



Jubilee House, Jubilee Place, Hampton Wick, Kingston Upon Thames, KT1 4DG

020 8977 6885

NEWLY REFURBISHED A2 OFFICE TO LET CLOSE TO TRAIN STATION



NEWLY REFURBISHED

MODERN, LIGHT CHARACTERFUL, AIR-CONDITIONED A2 OFFICE 100 METRES FROM TRAIN STATION 620 SQ. FT. (57.6 SQ. m) APPROX.

FLEXIBLE OPEN PLAN ACCOMMODATION

(Suitable for financial and property services, solicitors, architects, designers)

LOCATION

Jubilee House is situated directly off Hampton Wick High Street and the train station is only approximately 100 metres awayoffering regular services to London Waterloo (35 minutes). Hampton Wick is considered to be an affluent residential suburb of London and the High Street boasts a range of independent retail, restaurants and office occupiers. The property is strategically located approximately 3 miles from the A3, providing access to Central London (northbound) and 5 miles from the M3, providing access to Junction 12 of the M25 (southbound). Kingston upon Thames town centre and Bushy Park are also both within 0.4 miles from the property.

DESCRIPTION

The office provides adaptable single use or shared professional accommodation with WC's and kitchen on the ground and lower-ground floors. The top floor is arranged as an open plan studio / office space. The premises benefits from good natural light and has recently been extensively refurbished. The property may also be suitable for B1 (office) use subject to planning permission.

Flexible lease terms with preference for users in financial services, property services, legal, architectural and design industries.

The building is partly occupied by commercial property agents and chartered surveyors.

SPECIFICATION

- Suspended ceilings with CAT II lighting
- Wall-mounted air conditioning
- Fully carpeted throughout
- Perimeter trunking
- Alarm system and video entry phone
- Disabled W/C facility

ACCOMMODATION (approx.)

First Floor 626 sq ft (58.2 sq m)

RENTAL PRICE

£20,000 pa per annum + Vat inclusive rates and utilities.







Jubliee House 63a, High Street Hampton Wick KINGSTON UPON THAMES K11 4DG

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/spd.

Certificate Reference Nur 0060-0535-1139-3424



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INDICATIVE FLOOR PLANS (Additional internal partitions have been installed in the current layout)



TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, kindows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2015



TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.) Whils every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or elicitory can be given Made with verbric.

FURTHER INFORMATION Viewing by appointment with Levene Commercial

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