

**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 away offering 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.



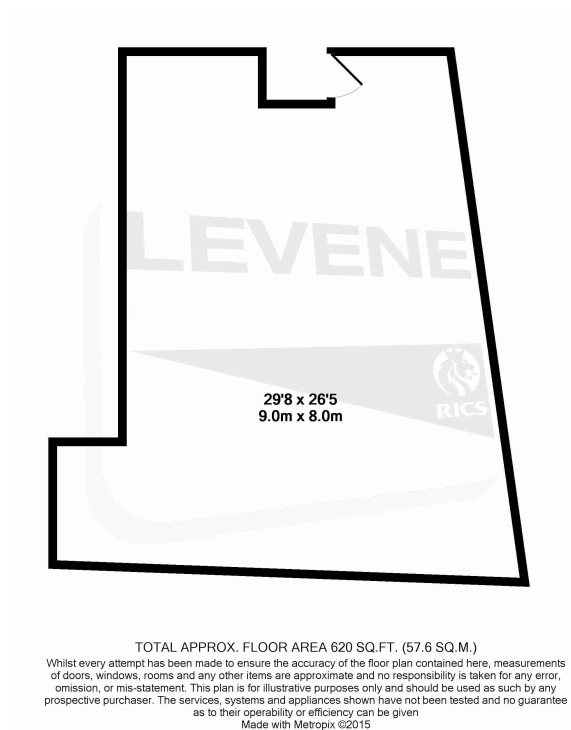
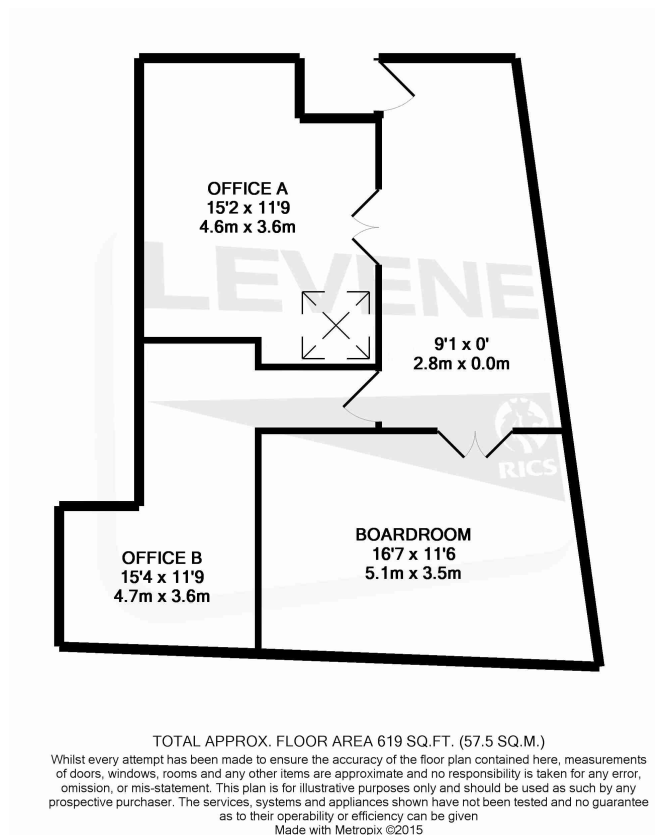
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Certificate Reference Number:  
0060-0535-1139-3424-5002

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/epbd](http://www.communities.gov.uk/epbd).



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



**FURTHER INFORMATION**

**Viewing by appointment with Levene Commercial**

**Hugo Fay**

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