

**MODERN A/C OFFICES IN A CONTEMPORARY BUILDING
LOCATED IN THE RIVERSIDE AREA OF HAMPTON WICK**

**TO LET/
FOR SALE**

2,622 - 5,389 SQ FT (243.6 - 500.8 SQM APPROX)



**AQUILLA, BECKETTS WHARF, LOWER TEDDINGTON ROAD,
HAMPTON WICK, KINGSTON UPON THAMES KT1 4ER**



LOCATION

Hampton Wick is situated in an affluent area on the left bank of the River Thames, close to Bushy Park and Hampton Court Palace (Home Park). Kingston town centre is only five minutes' walk and provides extensive retail, restaurant and leisure facilities.

Aquila is prominently located on the Lower Teddington Road, within 200 yards of Hampton Wick High Street and mainline station which offers a regular service to London Waterloo and Richmond. The property also benefits from good transport links via the M3 motorway (J1), the A316 and the A3 Kingston by-pass which are all within easy reach providing direct access to Central London and the M25 motorway.

For a map of this location, visit www.bing.com/maps
and enter KT1 4ER

**DESCRIPTION**

Constructed in 2010, Aquilla is a three storey high profile headquarters office building located in a sought after riverside location close to Kingston town centre. The available accommodation occupies the entire first and second floors which are predominantly open plan with floor to ceiling height windows providing excellent natural light. The offices benefit from full access raised floors, VRV comfort cooling/heating, kitchens on each floor and access to a shower. The second floor has an attractive vaulted ceiling with a glazed partitioned meeting room and two unique meeting pods.

There is on-site parking for 7 cars. In addition, there is further parking provided in six single garages located within 100 yards of the building.

AMENITIES

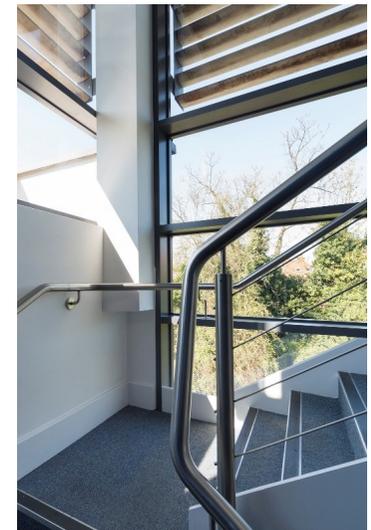
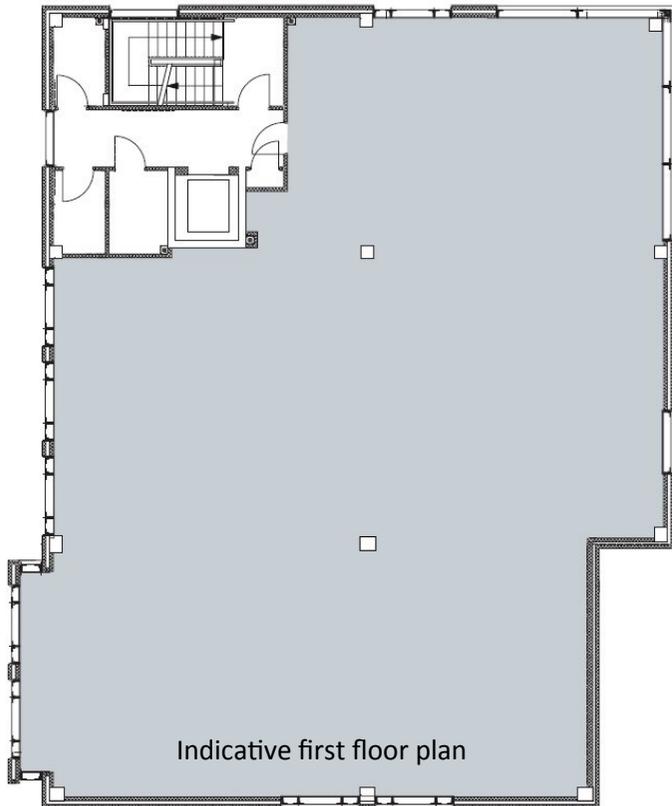
- Low maintenance aluminium structural glazing
- Single height reception with limestone flooring
- Alarm and video security provision
- Shower facilities
- Disabled WC and male/female WC's on each floor
- Schindler 9 person passenger lift
- Car parking for up to 13 cars (6 in garages nearby)
- Dedicated cycle store
- Full access raised floors
- LG7 compliant lighting
- VRV comfort cooling/heating



ACCOMMODATION

Floor	Sq Ft Approx	Sq m Approx	Availability	Car Spaces
Ground (reception)	173	16.0		
Ground	2,622	243.6	Possession available from 24th January 2020	4
First	3,212	298.4	Let to Clas Ohlson	5
Second	2,767	257.0	Available now	4
Total	8,774	815.1		13

Note: The property has been measured on an IPMS3 basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.



AQUILLA HOUSE, LOWER TEDDINGTON ROAD, HAMPTON WICK KT1 4ER

TO LET/FOR SALE

TENURE

New full repairing and insuring lease(s) for term(s) to be agreed.

Rent: £35 per sq ft per annum exclusive.

Virtual freehold sale.

Our Client will consider selling their 998 year leasehold interest in the building with the benefit of the existing tenancies and parking/garages, for a figure of £3,750,000 (Three Million Seven Hundred and Fifty Thousand Pounds).



BUSINESS RATES

Floor	Rateable Value	Rates Payable
Second	£60,500	£30,492
First	LET	LET
Ground	£62,500	£31,500

We would recommend you make your own enquiries to Royal Borough of Kingston upon Thames to verify these figures.

VAT

The building is elected for VAT.

EPC

Rating: B(42)

VIEWINGS

For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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