

**Bank House,  
1-3 High Street,  
Hampton Wick,  
Kingston upon Thames,  
Surrey,  
KT1 4DS.**



**8,977 sq. ft (833.98 sq. m) approx.**

**TOWN CENTRE OFFICES**

**TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

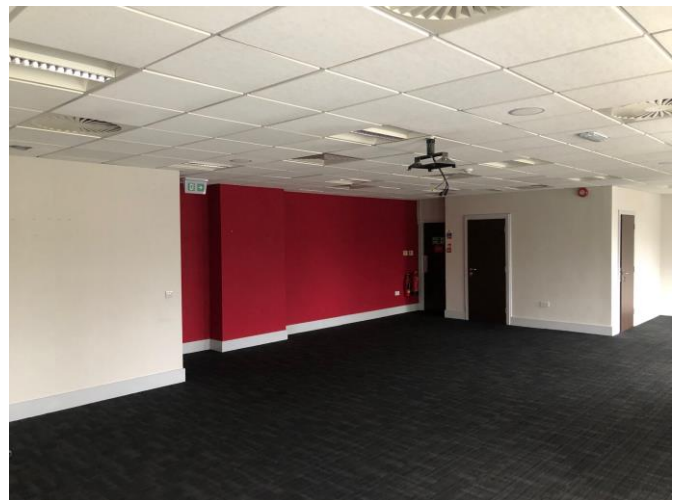
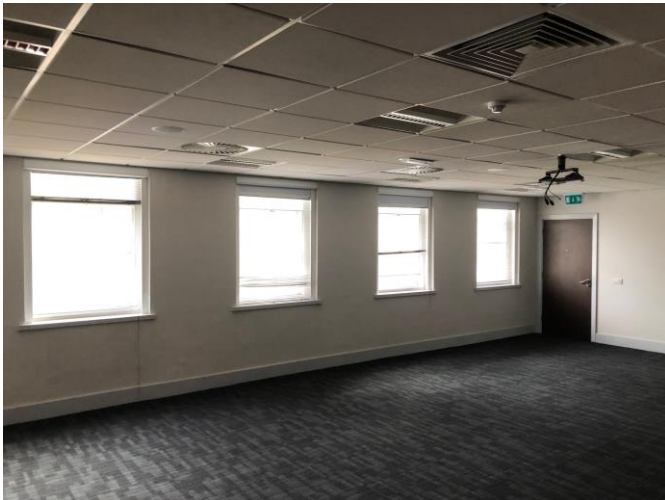
Hampton Wick is located between the affluent towns of Teddington and Kingston Upon Thames. The Property is situated on the corner of the High Street and Hampton Park Road overlooking Kingston Bridge. Hampton Wick Station is within a few minutes' walk which gives regular services to London Waterloo. Kingston town centre is a short walk across the bridge with its extensive retail, restaurants and leisure facilities. Numerous local retailers and restaurants serve the area.

**Description:**

Bank House is arranged over ground and three upper floors. The ground floor was formerly used as a banking hall with two large display window and a recessed entrance. The upper floors are fully fitted as part partitioned and part open plan offices.

**Amenities:**

- Suspended ceiling.
- Recessed light fittings.
- Air conditioning.
- Part raised floor and part perimeter trunking.
- Fully carpeted.
- Car parking.
- WC facilities.
- Kitchen facilities.



**Accommodation:**

The property has the following approximate floor areas.

<b>Floor</b>	<b>Sq. Ft</b>	<b>Sq. M</b>
Ground Floor	2,470	229.47
First Floor	2,664	247.49
Second Floor	2,530	235.04
Third Floor	1,313	121.98
<b>Total</b>	<b>8,977</b>	<b>833.98</b>

**Terms:**

The property is held on an existing effective full repairing and insuring lease for a term from 24<sup>th</sup> June 1999 to 23<sup>rd</sup> June 2031. The property is available by way of an assignment or a sub-lease.

**Rent:**

£175,000 per annum exclusive.

**Rates:**

We have been advised that the Rateable Value is £151,000 with rates payable of £77,312.00 (2020/21 - 51.2p in £), all interested parties are advised to check this information with the Valuation Office Agency.

**EPC:**

Upon request.

**Legal Costs:**

Each party to bear their own legal costs.

**Anti Money Laundering**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**For further information please contact:****Michael Rogers LLP – 020 8332 7788**

Niall Christian [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Subject to Contract December 2021

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**