

PRESTIGIOUS BUILDING
OVERLOOKING THE RIVER
THAMES WITH EXCELLENT ON
SITE CAR PARKING

LOCATION

The building is in a prestigious setting on the banks of the River Thames within 300 yards of Hampton Court Palace and railway station, which offers a regular service to London Waterloo via Surbiton and Wimbledon.

Junction 1 of the M3 is within 3 miles of the building offering a direct link to the M25 and the national motorway network as well as Heathrow & Gatwick airports. The A3 Kingston Bypass is also about 2.5 miles away offering a direct route into central London.

There is an excellent range of shops, cafes, restaurants and leisure facilities in nearby Bridge Road.

East Molesey with its extensive range of shops and restaurants in a 10 minute walk.

Kingston town centre is 10 minutes drive.

JACKSON
CRISS

WEIR HOUSE, HURST ROAD, HAMPTON
COURT, EAST MOLESEY, SURREY, KT8 9AY



SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL,
F&B, LEISURE, MEDICAL & EDUCATIONAL STPP.

DESCRIPTION

Weir House comprises a striking contemporary designed self contained office building which was constructed in the late 1990's and is set in its own gated grounds on the banks of the River Thames.

The building is laid out over two floors and is approached via an impressive reception area with a vaulted ceiling and a feature open staircase rising to the first floor there is also a passenger lift. The ground floor also provides a meeting room, server room, visitors toilets and disabled WC , plant room and a number of store rooms.

The first floor currently provides a combination of open plan and glazed partitioned executive offices with a number of meeting rooms and a boardroom. Many of these enjoy panoramic views over the River Thames. There are also male & female toilets and a kitchen on this floor.

The client is prepared to consider splitting this floor to create two smaller suites with a shared kitchen facility as per the coloured floor included in these particulars.

There is excellent parking on site with 17 parking bays in front of the building and a further 30 bays in the ground floor undercroft car park, some with EV charging points.

OPPORTUNITY

The building lends itself to re-purposing for a variety of uses to benefit from the amazing river views and location to include Retail, F&B, Leisure, Medical uses etc. Subject to planning permission.

There is also ample opportunity to accommodate extensive external seating and dinning for F&B operators.



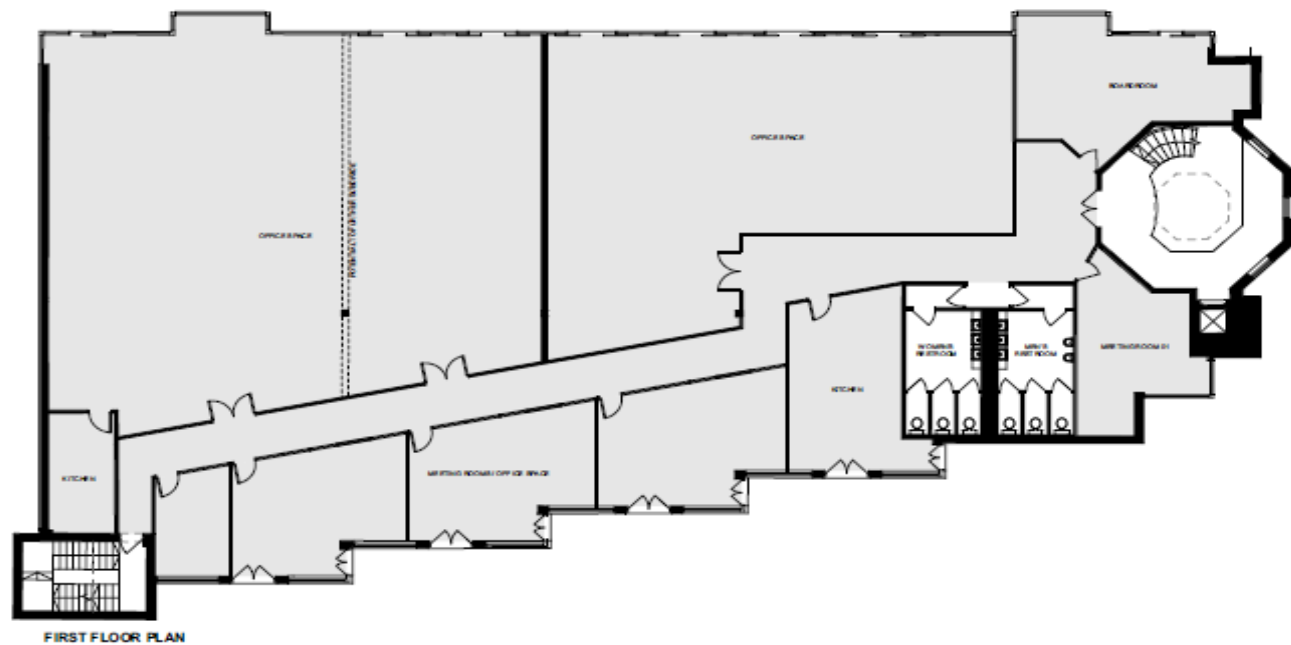
Central London	15 Miles
Kingston	3.1 Miles
A3 (Hook Road)	2.5 Miles
M25 (Junction 12)	10.5 Miles
Hampton Court Station	300 Yards



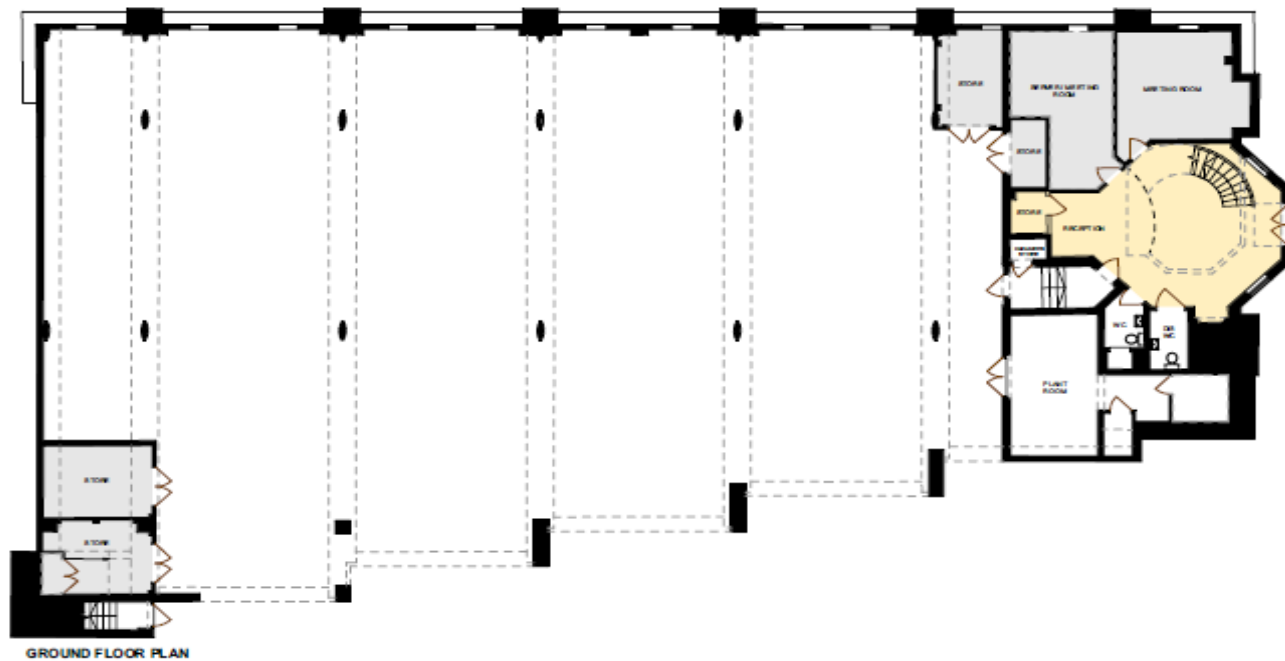
ACCOMMODATION AS EXISTING

	SQ FT	SQ M
First Floor	8,751	813
GF Reception	516	48
GF storage	925	86
Total approx.	10,192	947

There is also the opportunity to split to create bespoke accommodation for two brands.



Ground Floor car park as per below – 30 parking bays.





TENURE

Available to let on a new full repairing and insuring lease for terms to be agreed.

RENT

Upon application

BUSINESS RATES

Rateable Value £287,500

Rates Payable £156,975 (2024/25)

EPC

C(75)

Marketing video available on request

Please contact **Jackson Criss** for more information:-

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