

SIXTYMARINAPLACE

HAMPTON WICK | KINGSTON UPON THAMES | KT1 4BH

PRIME SOUTH WEST LONDON VACANT POSSESSION OFFICE INVESTMENT OPPORTUNITY

www.sixtymarinaplace.com



INVESTMENT SUMMARY

- Prime South-West London **office HQ with vacant possession**;
- Prominent, striking office property in a unique riverside location;
- Situated across the River Thames from Kingston town centre in close proximity to extensive retail, restaurant and leisure facilities;
- Located in close proximity to Kingston and Hampton Wick Rail Stations (c.30minutes to London Waterloo), less than 5 miles to the A3 Kingston Bypass (c. 10minutes), approximately 9 miles from London Heathrow Airport (c.18 minute drive) and approximately 30 miles from London Gatwick Airport (c.42 minute drive);
- Self-contained headquarter office building, arranged over lower ground, ground and 2 upper floors totalling **15,594 sq ft (IPMS 3)** constructed in 2004;
- 15 basement car parking spaces at a superb town centre car parking ratio of 1: 1,040 sq ft;
- Grade A specification including air conditioning, full accessed raised floors, suspended ceilings and double glazing;
- 999 year long-leasehold (**virtual freehold**) from 4 November 2004;
- Rare opportunity to acquire a riverside office in a South West London market characterised by a **lack of Grade A office supply** driving quoting rents in Surbiton to £42.50 per sq ft, Richmond to £48.50 per sq ft and in Wimbledon to £53.50 per sq ft;
- **Unconditional offers** sought in excess of **£7,500,000 (Seven Million, Five Hundred Thousand Pounds)**, excluding purchaser's costs. This reflects a capital value of £481 per sq ft on the IPMS 3 area.

Subject to contract and Exclusive of VAT




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THE BENTALL SHOPPING CENTRE

BRAND LEARNING

 **HAMPTON WICK**

ADDED VALUE

John Lewis

HAMPTON WICK HIGH STREET

INTELLIGENT ENVIRONMENTS

HAMPTON COURT PARK

Bills

 **KINGSTON**

KINGSTON TOWN CENTRE

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CAU

KINGSTON UNIVERSITY

CÔTE BRASSERIE

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HAMPTON WICK – KINGSTON UPON THAMES

Hampton Wick is in the London Borough of Richmond upon Thames yet only five minutes' walk from Kingston town centre. Hampton Wick is situated in an affluent area on the left bank of the River Thames, close to Bushy Park and Hampton Court Park (Home Park). Sixty Marina Place is located within the KT1 Kingston town centre postcode area. Close by, there is a fabulous variety of bars, cafes and restaurants coupled with a wide range of high class retailing, including John Lewis and the Bentall Centre.

Hampton Court Palace Golf Club is only 1.3 miles away and other excellent sports and leisure facilities in the area include The Lensbury Club (1.3 miles), Hampton Wick Royal Cricket Club, Kingston Rowing Club and David Lloyd Kingston.

There is a vibrant student community in and around the area from Kingston University and St Mary's University, Twickenham, along with Kingston College and numerous other independent and public sector schools and colleges.

SITUATION

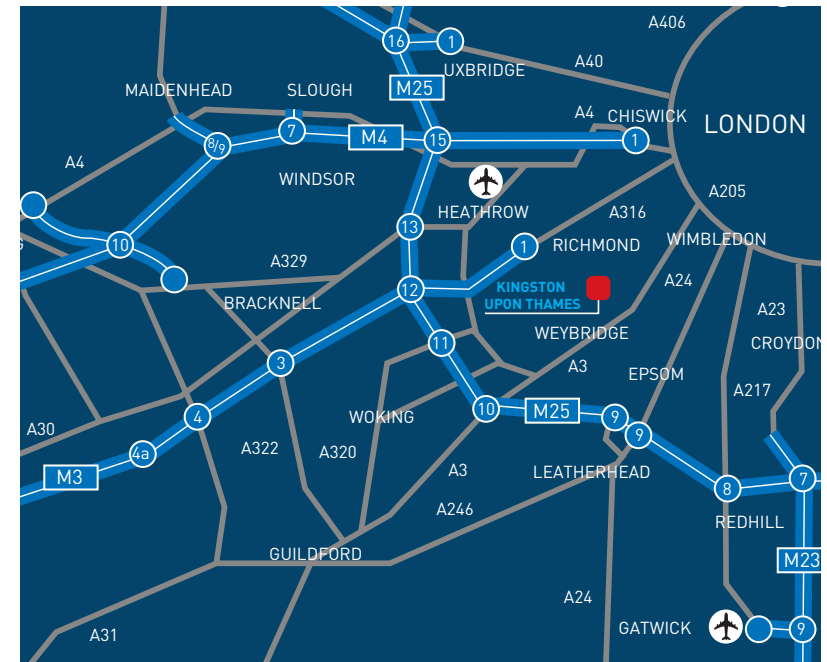
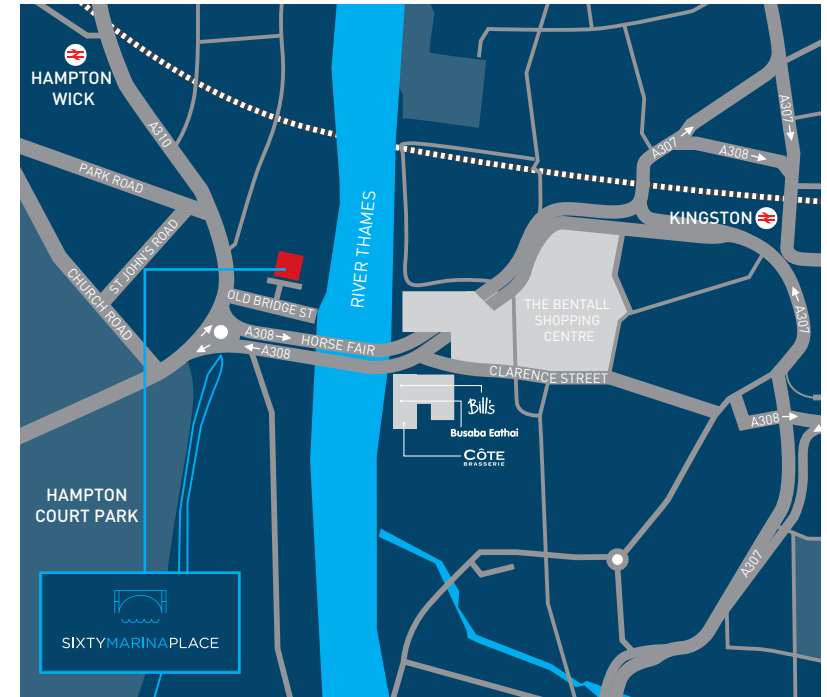
Sixty Marina Place occupies a landmark riverside location with unrivalled views over Kingston Bridge and, downstream, towards Teddington. Vehicle access to the main reception and basement parking is from Old Bridge Street, just off the A310 Upper Teddington Road close to its junction with Kingston Bridge.

Hampton Wick Railway Station is within five minutes' walk and provides frequent services to London Waterloo, Clapham Junction and Richmond. Buses from Hampton Wick include services towards Heathrow Terminals 1, 2 and 3, Hounslow, Staines, Teddington and Twickenham.

CONNECTIONS

Heathrow Central	10.9 miles	M23	21 miles	London Gatwick	25 miles
Central London	12.3 miles	London Waterloo	35 mins	Heathrow Terminals 1, 2 & 3	10.9 miles
A3 Kingston Bypass	5.2 miles	Clapham Junction	25 mins	Hounslow East Underground Station	6.1 miles
M4	8 miles	Richmond	17 mins	Staines	11.9 miles
M25 Junctions 9 & 10	18 miles	London Heathrow	8.7 miles	West Middlesex University Hospital	4.8 miles

■ BY ROAD ■ BY TRAIN ■ BY AIR ■ BY BUS





DESCRIPTION

Sixty Marina Place is a striking, modern, self-contained office building completed in 2004 and arranged over lower ground, ground and two upper floors providing high quality air conditioned, open plan office accommodation. The building is offered in a fitted condition with various glazed cellular offices, conference/board rooms and a fitness room. Underlying specification includes

- Air conditioning
- Fully access raised floors
- Fitness room and showers
- Two server rooms
- Fully cabled for comms and data
- Kitchen and break-out area on each floor
- Fully fitted AV conference room
- Board room
- Carpeted throughout

FLOOR AREAS

Schedule of Approximate Areas*:

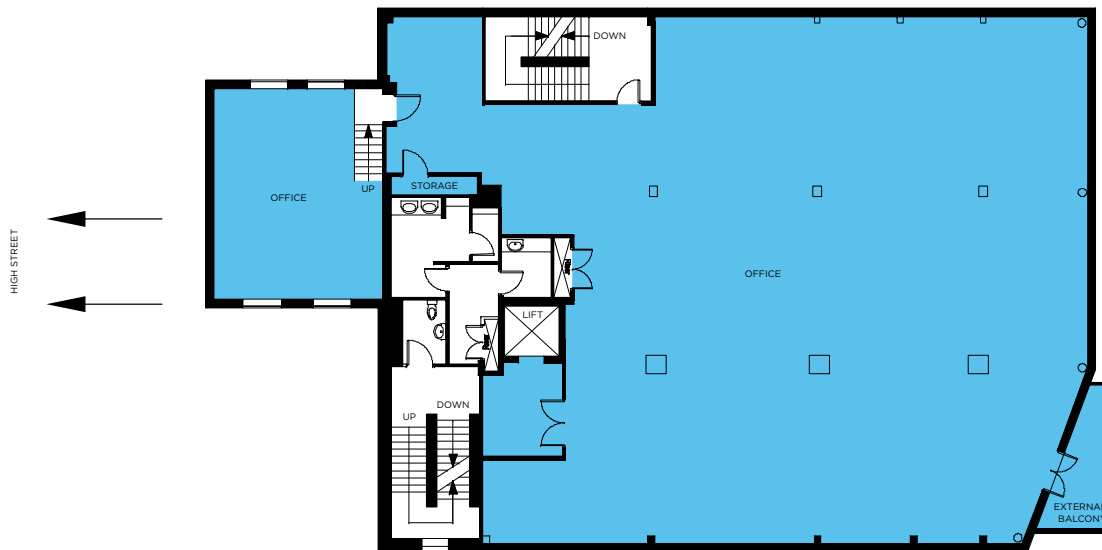
	Sq Ft	Sq M
Lower ground floor	2,484	230.78
Ground (reception)	456	42.32
Ground floor	3,813	354.24
First floor	4,167	387.16
Second floor	4,674	434.25
TOTAL	15,594	1,448.75

*Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement (1st Edition, May 2015).

CAR PARKING

15 spaces are allocated within the secure basement parking area which is accessed by a ramp to the rear of the property. The balance of the parking is held on licence by occupiers of the adjacent buildings.

TYPICAL UPPER FLOOR





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VAT

The property has been elected for Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

D-96

TENURE

The property is held on a 999 year lease from 4th November 2004.

PROPOSAL

Unconditional offers are sought in excess of £7,500,000 (Seven Million, Five Hundred Thousand Pounds) subject to contract and the price is exclusive of VAT (VAT is applicable) for the long leasehold interest, excluding purchaser's costs.

On expression of interest, parties will be informed of bidding procedures/ time-table.

PERMITTED DEVELOPMENT RIGHTS

The property is within an area to which Article 4 Direction applies, currently prohibiting Permitted Development Rights and change of use from B1 offices to C3 residential use.

FURTHER INFORMATION

Upon email request, access and log-in details will be provided for the data room containing full information and legal pack.

VIEWING

Strictly by appointment with the vendor's agents:



Will Foster
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Jack Riley
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