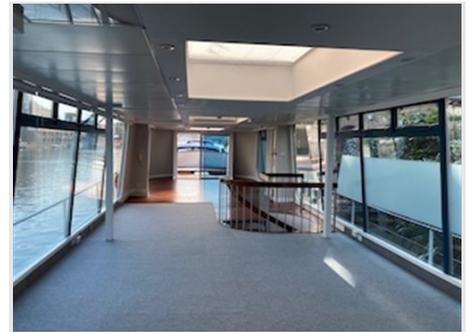


**ENDEAVOUR II, BECKETTS WHARF, LOWER TEDDINGTON ROAD,
HAMPTON WICK, KT1 4ER**



SUMMARY

- **1,665 sq ft (154.74 sq m)**
- **A luxury riverside environment with uninterrupted river views**
- **B1 Planning consent**
- **For Sale or To Let**
- **Price: £395,000 STC to purchase the freehold vessel with full vacant possession & with the benefit of secure mooring rights**
- **Rent: £59,300 per annum inclusive of mooring fees**
- **A new lease is available for a term by arrangement.**

AMENITIES

- **4 Private parking spaces**
- **A unique floating creative environment**
- **Adjacent motor launch/cruiser mooring rights**
- **Comfort cooling/air conditioning**
- **Galley kitchen**
- **High quality internal finishes**
- **Permanent connections to mains services**
- **Private sun deck**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Endeavour II is permanently moored prominently alongside the luxury development of Becketts Wharf accessed immediately from the Lower Teddington Road, virtually adjacent to Kingston Bridge. Kingston town centre is approximately 5 minutes walk. Hampton Wick and Kingston railway stations are 3 and 10 minutes' walk respectively.

DESCRIPTION

Endeavour II is a Thames dumb barge currently used as a commercial vessel offering a unique floating creative environment. Endeavour II is moored close to Kingston Bridge and is connected to all mains services, providing offices with stunning views and excellent natural light. The accommodation is arranged on two air conditioned levels incorporating a sun deck and is perfect for corporate entertaining.

ACCOMMODATION

Outside Foredeck: 220 sq ft (20.44 sq m)

FLOOR	SIZE
Upper deck (Offices)	820 sq ft (76.21 sq m)
Lower deck (Offices)	780 sq ft (72.49 sq m)
Galley	33 sq ft (3.07 sq m)
Store	32 sq ft (2.97 sq m)
Total	1,665 sq ft (155 sq m)

LEASE / TERM

A new lease is available for a term by arrangement.

RENT

£59,300 per annum inclusive of mooring fees

PRICE

£395,000 STC to purchase the freehold vessel with full vacant possession & with the benefit of secure mooring rights

VAT

VAT is applicable

SERVICE CHARGE

The occupier will be responsible for payment of Port of London Authority annual fee of £1,806 to December 2020 and insurance of £1,005 per annum. Mooring Fees: A purchaser will have the rights to moor the boat and use 4 car spaces, reserved in a 99 year lease from 29th September 1990 at a current rent of £26,000 pax subject to four yearly rent review.

VIEWING

Viewing strictly by prior appointment with the agent:

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