

**Endeavour II
Becketts Wharf
Lower Teddington Road
Hampton Wick
KT1 4ER**



1,665 Sq. Ft. (154.74 Sq. M) approx.

FLOATING OFFICE FOR SALE
With 4 car parking spaces

020 8332 7788

Suite A, 1 Hill Rise, Richmond TW10 6UQ
www.michaelrogers.co.uk

Location:

The Endeavour II is permanently moored alongside Becketts Wharf, accessed via Lower Teddington Road. The floating office is moored close to Kingston Bridge and is approximately a 5-minute walk. Hampton Wick is the closest railway station, which is just 3 minutes away.

Description:

The Endeavour II is arranged over two levels, an upper and lower deck, with an outside foredeck. The floating office is connected to all mains services and provides beautiful views and excellent natural light. The amenities include air conditioning, sun deck and a galley kitchen on the lower deck.

Accommodation:

The floating office has the following approximate gross internal area:

Floor	SQ M	SQ FT
Upper Deck	76.21	820
Lower Deck	780	72.49
Foredeck	20.44	220
Gallery	3.07	33
Storage	2.97	32
Total	154.74	1,665

Amenities:

- 4 Private parking spaces
- Galley kitchen
- Private sun deck
- WC facilities
- Floating creative environment
- Full mains services
- Air conditioning
- Unique views

**Price:**

£295,000

£26,000 per annum exclusive.

Lease terms:

The Endeavor II could be available to lease for a term by negotiation at £59,500 per annum which is inclusive of mooring fees. (£26,000 per annum exclusive.)

Service Charge:

There is no service charge, however running costs consist of:

A Payment to the Port of London Authority of £1,806 per annum.

An insurance payment of £1,005 per annum.

Rating Assessment:

The floating office is not applicable for business rates.

Energy Performance Certificate:

An EPC is not required for a floating office.

Anti Money Laundering

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Viewing:

Through Sole Agents, Michael Rogers.

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Subject to Contract August 2023

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