

REFURBISHED CHARACTER BUILDING IMMEDIATELY OVERLOOKING THE RIVER THAMES -  
SUITABLE FOR OFFICE/STUDIO OR LIGHT INDUSTRIAL USES - TO LET

1

# FERRY WORKS

SUMMER ROAD, THAMES DITTON,  
SURREY KT7 0QJ

[www.ferryworks.co.uk](http://www.ferryworks.co.uk)

# FULLY REFURBISHED SPACE COMPRISING A TOTAL OF 24,310 SQ FT (2,258.4 SQ M) IN AN ATTRACTIVE SETTING CLOSE TO A GOOD RANGE OF AMENITIES





Idyllic setting immediately overlooking the River Thames, near Hampton Court Palace and very convenient for London, Heathrow and the M3 motorway.

M3 MOTORWAY

✈️ HEATHROW AIRPORT

🚗 HAMPTON COURT

HAMPTON COURT PALACE

HAMPTON COURT GOLF CLUB

COLETS CAR PARK

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SUMMER ROAD

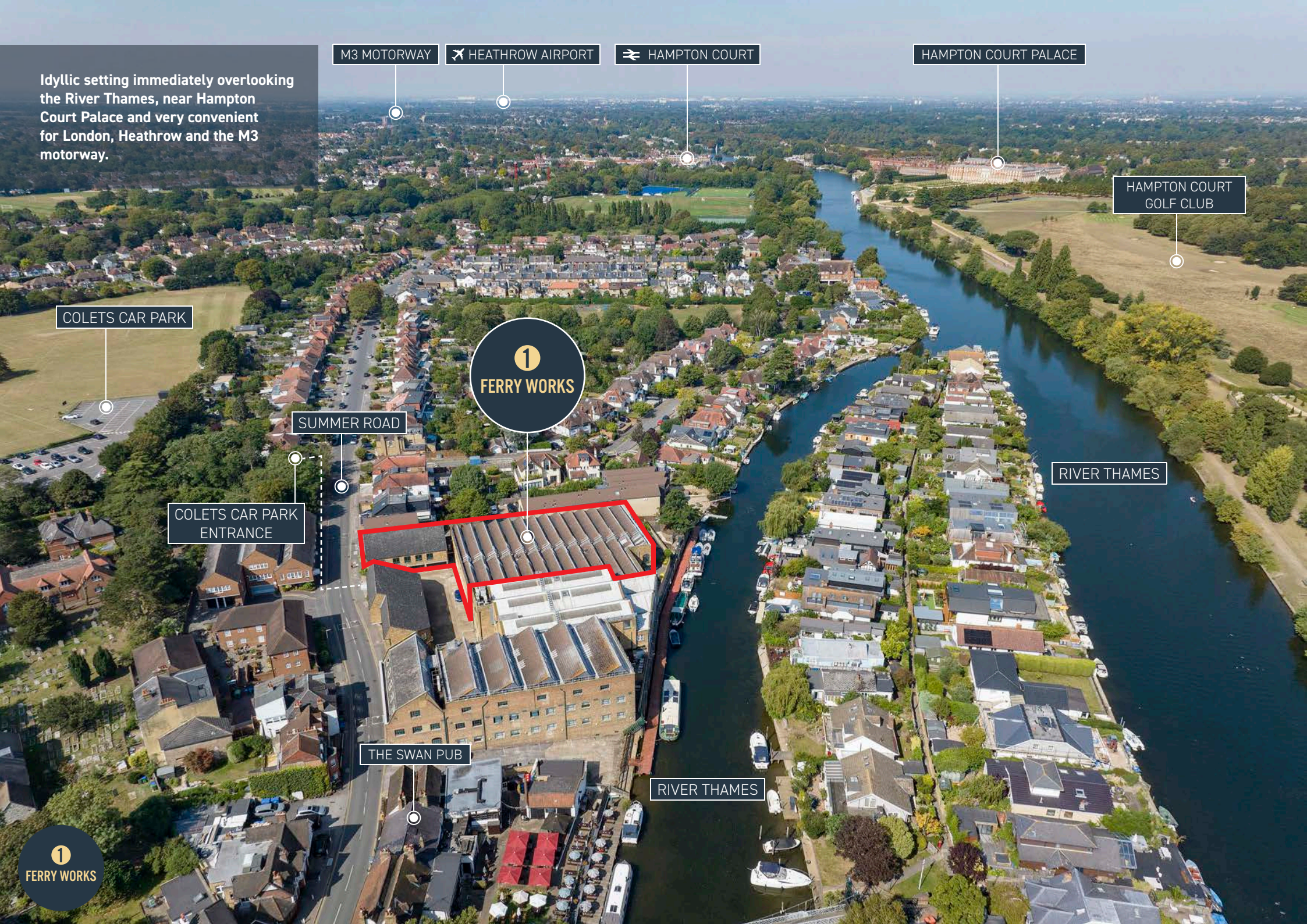
COLETS CAR PARK  
ENTRANCE

RIVER THAMES

THE SWAN PUB

RIVER THAMES

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# THE STUDIO / WAREHOUSE

Ferry Works is an historic Victorian factory building, believed to date back to circa 1889, and much of it has subsequently been converted to offices, but Unit 1 remains as a combination of light industrial, office, warehouse and storage – all uses at Ferry Works fall within Class E.

Internally the building retains the very striking and interesting cast iron pillars and steel structures and a series of pitched roofs with skylights providing excellent natural light, together with the enormous feature windows and an eaves height of approximately 6.4 metres to the warehouse.

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THE STUDIO / WAREHOUSE

# EXCEPTIONAL DESIGN

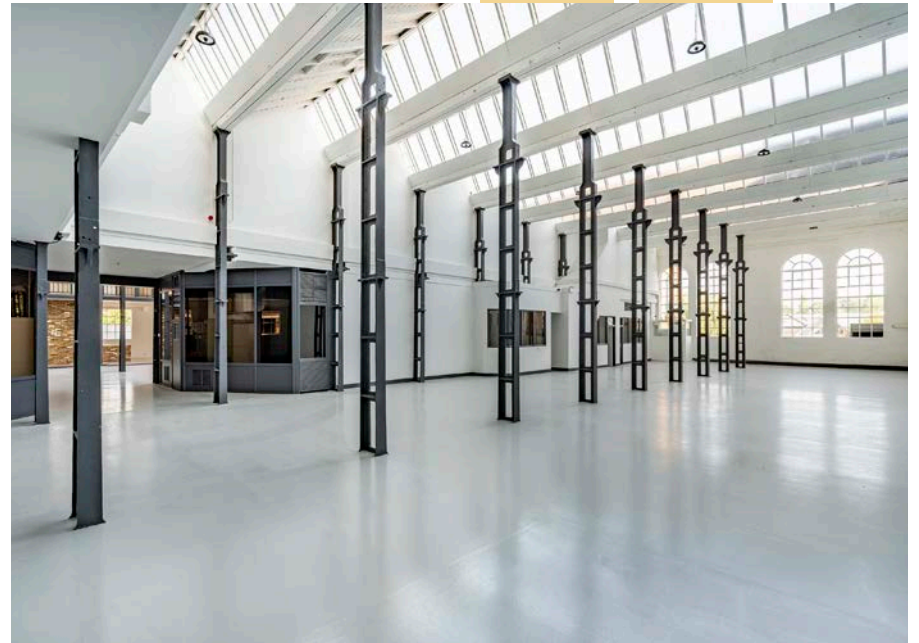
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THE STUDIO / WAREHOUSE





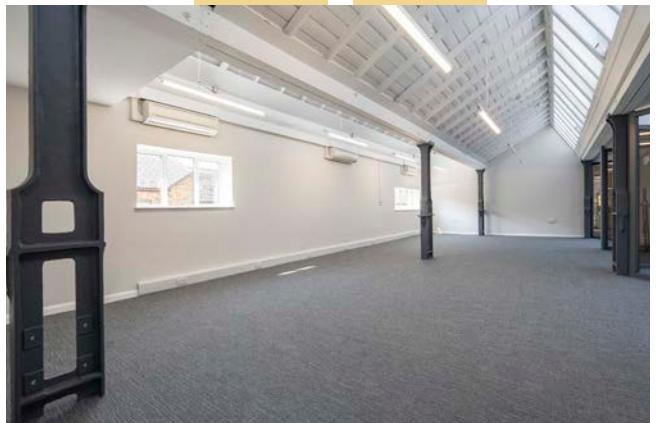
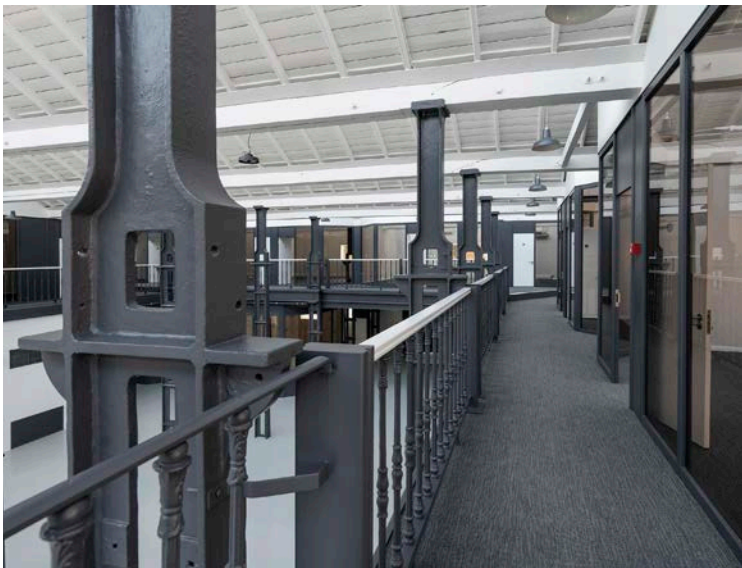
# THE MEZZANINE

The mezzanine provides partitioned comfort cooled office accommodation along the front of the building and down its central core, as well as the best office space having been created overlooking the river, with views in both directions and also with directors' offices in the front office building.

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THE MEZZANINE



# THE OFFICES

A front, 2-storey office building forming part of this unit, constructed in the 1980s with undercroft parking. This space is used as 'front of house' office accommodation with offices on the first floor and the reception on the ground floor. The 2 units are connected via an enclosed link on the first floor, at the rear of the office block.

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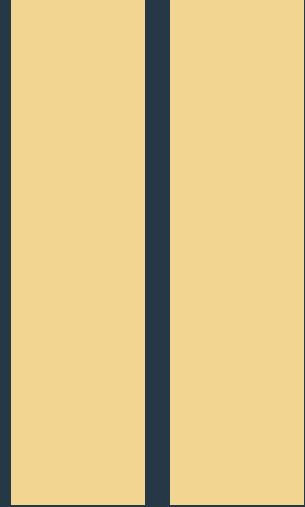
# THE OFFICES



# THE DETAIL

The entire building has just been comprehensively refurbished and redecorated with new LED lighting, new comfort cooling/heating cassettes, new carpets to the offices and new toilets and kitchens installed.

There are 7 on-site car spaces with additional cycle racks and a further 17 spaces within a 2 minute walk at Colets car park.



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Excellent eaves height, 6.4m

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Prestigious historic, interesting and unusual building

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Flexible studio/light industrial/office use

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Excellent natural light

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3 phase electricity

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2 loading doors

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New male, female and disabled WCs

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New kitchens/break out areas

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Server room

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New LED lighting

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Use of shared patio area, overlooking the river

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Executive office suite with riverside balcony

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Comfort cooling to all office areas

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Fire detection & alarm systems

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Front of house offices

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Raised access floors to offices

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New carpeting to office areas

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Mostly demountable partitions to mezzanine offices

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Gas fired blower heating to both industrial zones

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7 on-site car spaces

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17 further car parking spaces

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# THE AVAILABILITY

The property comprises the following gross internal floor areas:

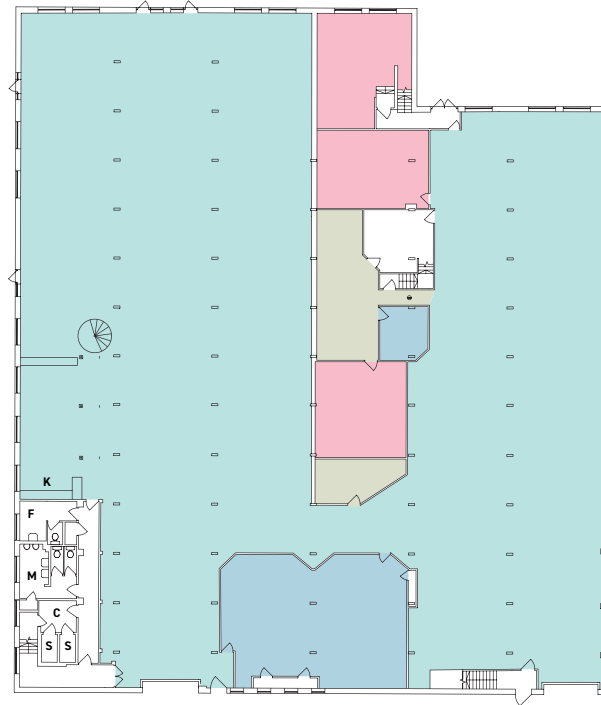
	SQ FT	SQ M
Studio / Warehouse	15,620	1,451.09
Mezzanine Offices	6,276	583.04
Front Office Building - First Floor	1,967	182.73
Front Office Building - Ground Floor	447	41.54
<b>Total</b>	<b>24,310</b>	<b>2,258.4</b>

Note: there is a further 6,080 sq ft available by separate arrangement next door in the same complex, and a self-contained office of 2,530 sq ft and another opposite of 2,710 - 8,630 sq ft - further details upon application.

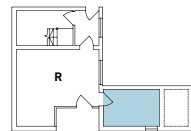
## KEY

- STUDIO / WAREHOUSE
- OFFICES
- STORAGE
- PLANT
- K** KITCHEN
- F** FEMALE WC
- M** MALE WC
- S** SHOWER
- C** CHANGING ROOM
- (TU)** WC UNREFURBISHED
- R** RECEPTION

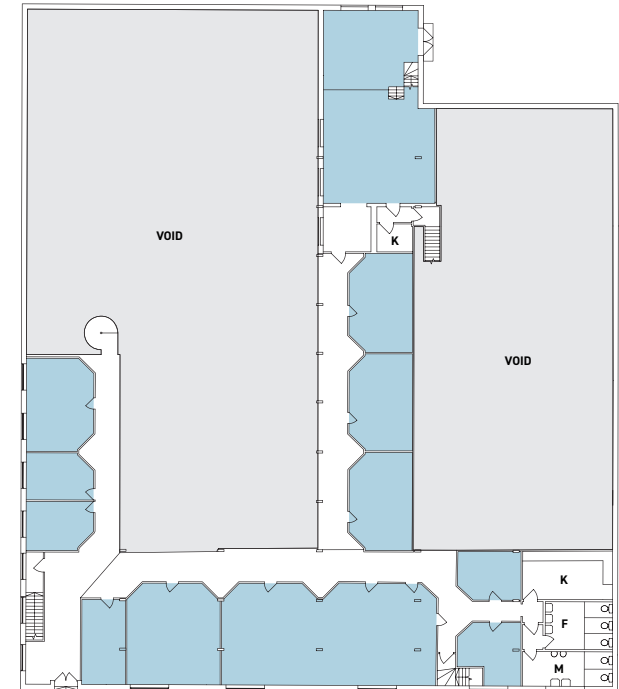
## GROUND FLOOR



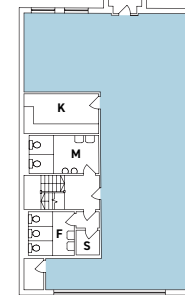
## GROUND FRONT OFFICE



## MEZZANINE



## FIRST FLOOR OFFICE

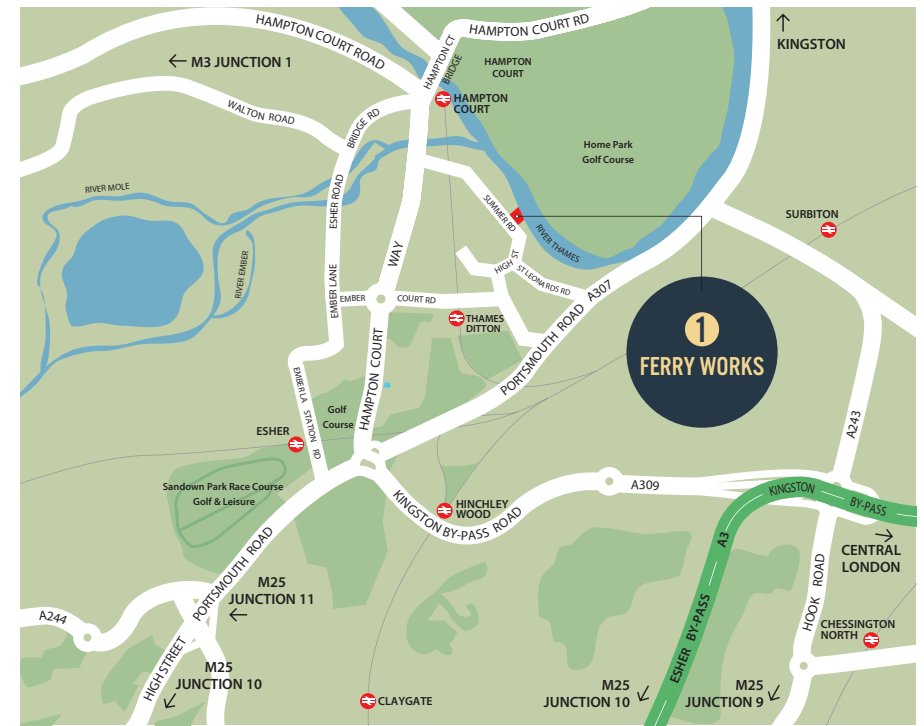


# THE LOCATION

The property is located in an attractive riverside setting overlooking the Thames, close to the centre of Thames Ditton.

Ferry Works benefits from good local amenities including a number of riverside pubs and restaurants adjacent, some with views over the River Thames. Kingston and Esher town centres are also nearby with additional shops and restaurants.

The A3 dual carriageway is within a few miles which provides quick access to the M25 (junction 10) and central London. Thames Ditton has its own railway station which provides a direct link to London Waterloo (approximate journey time 35 minutes), this is within an 11 minute walk of the building.



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## FURTHER INFORMATION

### TERMS

The property is available to let on a full repairing and insuring lease for a term to be agreed.

### RENT

£395,000 per annum exclusive.

### BUSINESS RATES

Rateable Value £292,500.  
Rates Payable £149,760 (23/24)

### VAT

The building is elected for VAT.

### EPC Rating

Main Building: D  
Front Offices: B

### VIEWING

For further information or to arrange an inspection please contact:

[www.ferryworks.co.uk](http://www.ferryworks.co.uk)

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