



Subject To Contract

Date: 20 October 2025

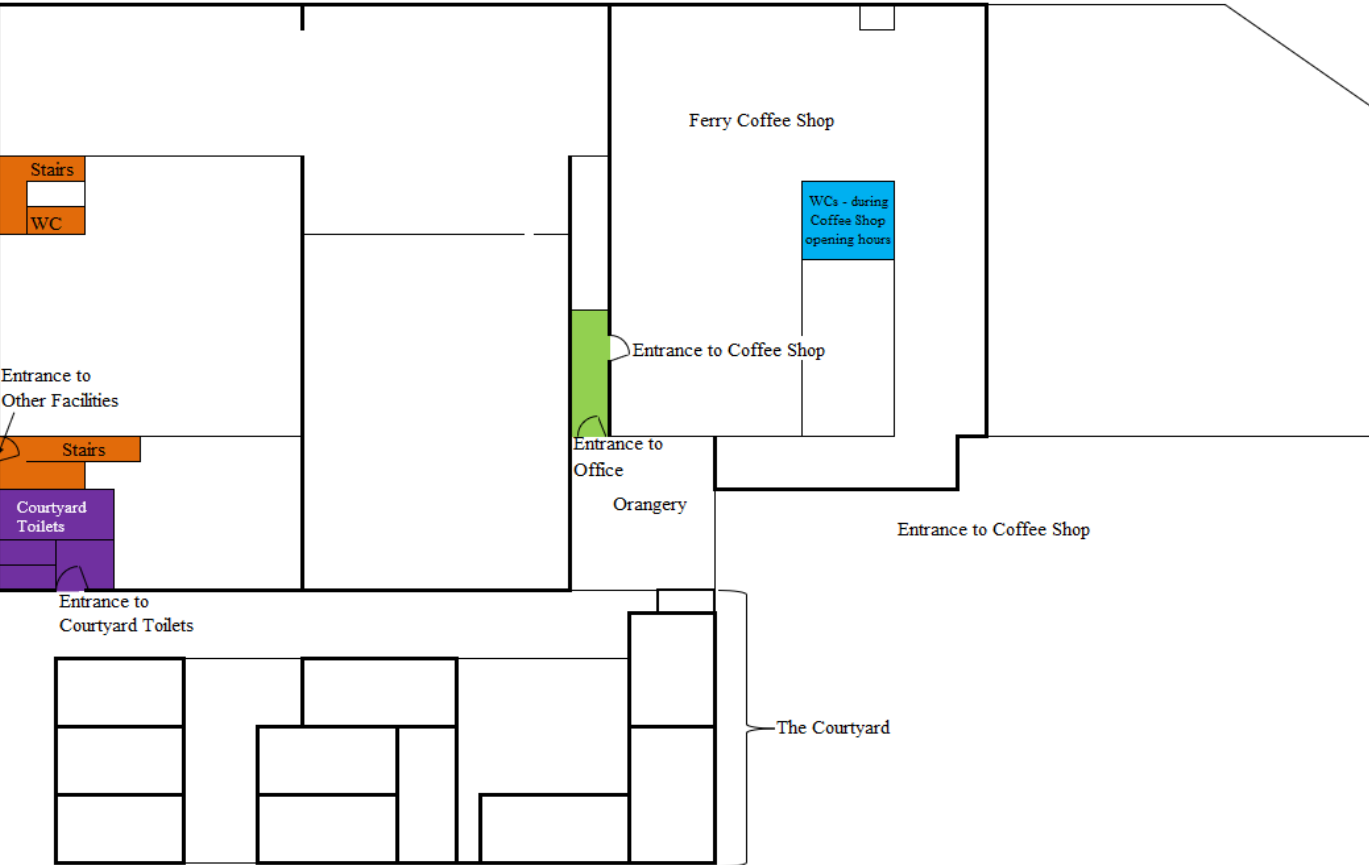
TERMS

Landlord:	The Ferry Point Ltd of The Ferry Point, Ferry Lane, Shepperton, Middlesex, TW17 9LQ
Available From:	Mid-December 2025
Term:	5 Years
Properties and Rents:	First Floor Office options shown on the plan: ■ : Office 11 - 335 sq. ft. - £10,500 plus VAT and increasing by 2% per annum
Telephone / Broadband	The Landlord will provide internet access via a lease line, which can be used as a phone line and for internet access. Tenants will be charged at the rate the Landlord is charged for the Lease Line plus a 10% administration fee. The overall charge will be divided equally between the Tenants connected to the lease line with the Landlord paying the charge for any vacant units. The charge will initially be approximately £20 plus VAT per month. Tenants will need to pay the charge for the lease line whether they connect to the line or not.
Building Insurance:	Payable by the Tenant (will initially be approximately £186 per annum)
Electricity:	Electricity will be invoiced by the Landlord to the Tenant by way of check meters at the rate the Landlord is charged plus up to a 10% administration charge.
Parking:	On-site parking included for up to three cars subject to availability.
Deposit:	Equivalent of 3 months rent.
Lease Break Date:	Flexible: usually a rolling break by either party after 1 year on service of 3 months prior notice, but a longer term certain can be agreed.
Included with the Rent:	Business rates, service charges, reasonable use of the skip, external repairs and cleaning of any communal areas and facilities.
Rent Commencement Date:	Will be the occupation date.
Communal Areas:	The Tenant will have full use of the communal area shown on the plan including toilets and kitchen.
Repairs:	The lease will be an internal repairing lease and the Tenant will be responsible for all repairs to internal finishes and any fixtures and fittings from the commencement date and must hand the property back at the end of the tenancy in a fully repaired and good condition.
Cleaning	Cleaning is the responsibility of the Tenant.
Refuse	The Tenant may use the Landlord's skips for disposing of up to one black refuse bag of rubbish generated on the premises each working day.
Security of Tenure:	The Lease will be excluded from S24-28 of the Landlord & Tenant Act 1954.
Legal Fees:	The Tenant and the Landlord are to be responsible for the cost of their own respective legal fees.
Contact:	James Mitchell - Tel: 01932 235585 email: jamesm@nauticalia.com

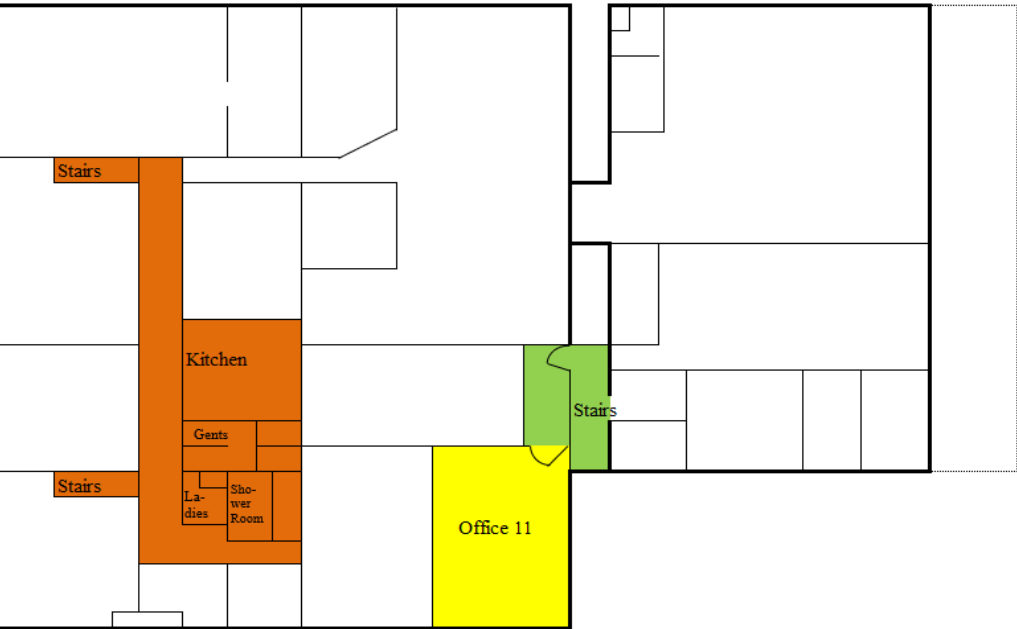
Plan 1

Ground Floor NOT TO SCALE

- Colour Key**
- Office
 - Entrance route to the office
 - Toilets available during coffee shop opening hours (every day: 9am-5pm)
 - Toilets available all the time
 - Other communal facilities (kitchen/WCs/shower)



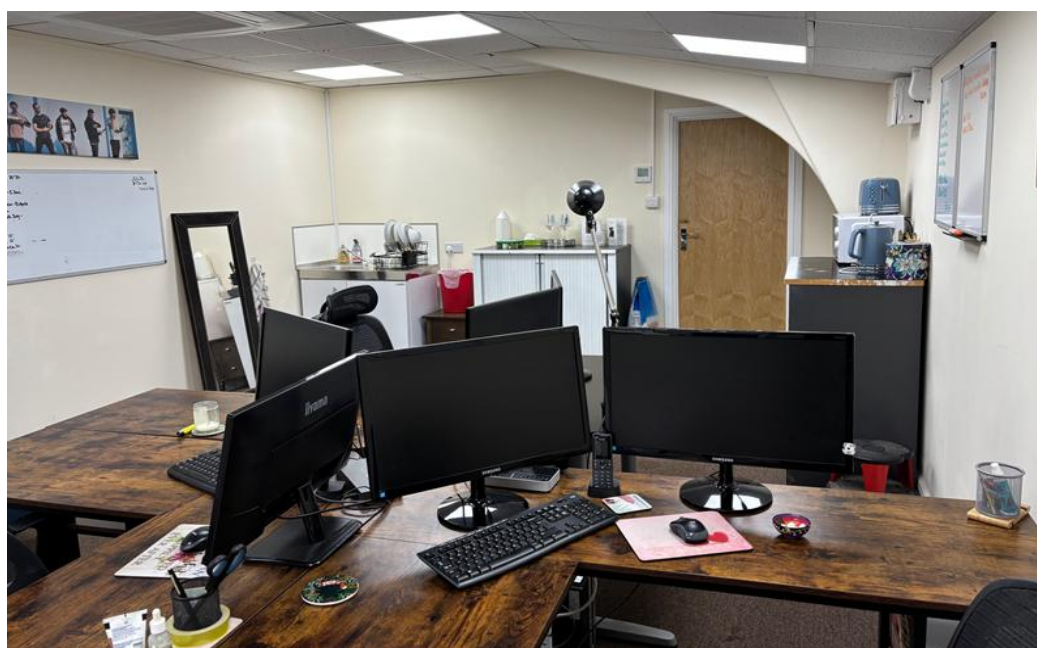
First Floor NOT TO SCALE



Office 11 with small tea station



Tea station



Shared kitchen in area shaded orange on the plan.



Entrance route to the office



Courtyard toilets shaded purple on the plan

