

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

34.2 SQ. M (368 SQ. FT) - 62.5 SQ. M (673 SQ. FT) APPROX.

**FIRST FLOOR, F3 KINGSWAY BUSINESS PARK, HAMPTON TW12 2HD**



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**020 8977 2204**

- **FIRST FLOOR OFFICE**
- **LANDSCAPED BUSINESS PARK**
- **2 ALLOCATED PARKING SPACES**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# F3 KINGSWAY BUSINESS PARK, TW12 2HD

## LOCATION

Kingsway Business Park is located on Oldfield Road on the west side of Hampton. Hampton village benefits from a range of local shops, restaurants and there is a Waitrose supermarket at the junction of Oldfield Road and Percy Road.

Hampton Railway station provides a direct service to London Waterloo and Junction 1 of the M3 is approximately 3 miles.

## DESCRIPTION

The available office is located on the first floor to the front of this purpose built two storey building situated within a landscaped business park setting.

The office is accessed via a communal front entrance leading to the first floor landing. There is a WC on the first floor landing. The office benefits from suspended ceiling with inset lighting, gas central heating and carpeting and there is allocated parking.

## ACCOMMODATION

The office has the following approximate net internal floor areas:-

Front Office	34.2	368
Rear Office	28.3	305
<b>TOTAL</b>	<b>62.5</b>	<b>673</b>

The 2 offices can be let as a whole or individually.

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£20 psf exclusive

Rent is subject to VAT.

## BUSINESS RATES

Business rates will be payable on a pro rata basis.

## ENERGY PERFORMANCE RATING

Energy Rating: C72

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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